



Pulaski County

BARRY HYDE

COUNTY JUDGE / CHIEF EXECUTIVE OFFICER

November 24, 2015

Ms. Mary Kemp
Region 6 EPA Regional Brownfields Coordinator
1445 Ross Avenue, Suite 1200 (6SF-PB)
Dallas, TX 75202-2733

Dear Ms. Kemp:

Pulaski County Brownfields Coalition is pleased to submit this proposal in anticipation of receiving a Brownfields Revolving Loan Fund Grant in the amount of \$1,000,000. We appreciate the opportunity to further our involvement with the EPA's Brownfields program.

Since the initial RLF grant in 2005, the Pulaski County Brownfields has successfully made four loans totaling \$2,369,657 and three sub-grants totaling \$307,398; using grant funding for 90% loans and 10% grants. RLF Supplemental Funding Awards in FY13, FY14, and FY15 have enabled the program to continue its mission of protecting public health and the environment, while leveraging over \$40 million dollars in redevelopment and creating an average of 20 permanent jobs per Brownfield project. Our program is currently negotiating a fifth RLF loan for \$107,303 that will remediate the historic Sterling Building within the Main Street – Little Rock grant targeted area.

The need for additional RLF grant funding is greater than ever with three possible projects needing Brownfield assistance. These projects are: the USS Hoga located in North Little Rock, AR; the former Sterling Paint Facility in Little Rock; and the Blaylock Garage Property, located in Little Rock.

I hope you will favorably consider this proposal. Please do not hesitate to contact me should you require additional information or have any questions.

Sincerely,

Barry Hyde
County Judge/Chief Executive Officer



9716688

Pulaski County, Arkansas
FY16 Brownfields Revolving Loan Fund Grant Proposal
Transmittal Letter

- a. Applicant Identification: Pulaski County Community Services
 201 South Broadway, Suite 220
 Little Rock, Arkansas 72201
- b. DUNS number: 03-041-7182
- c. Funding Requested:
 i) Grant Type: RLF
 ii) Federal Funds Requested: \$ 1,000,000.00
 iii) Contamination: Hazardous Substances \$750,000; and Petroleum \$250,000
- d. Location: Pulaski County, Arkansas
 Little Rock, Arkansas
 North Little Rock, Arkansas
- e. Contacts:
 i) Project Director: Fredrick Love, Director
 Pulaski County Community Services and Housing
 201 South Broadway, Suite 220, Little Rock, Arkansas 72201
 (501) 340-6157 office; (501) 340-8951 fax
 e-mail: flove@pulaskicounty.net
- ii) Chief Executive: Barry Hyde
 Pulaski County Judge/CEO
 201 South Broadway, Little Rock, Arkansas 72201
 (501) 340-8305 office; (501) 340-8282 fax
 e-mail: cojudge@pulaskicounty.net
- f. Date Submitted: December 4, 2015
- g. Project Period: Five years
- h. Population: Pulaski County, AR 392,702 (US Census 2014 estimate)
 Little Rock, AR 197,706 (US Census 2014 estimate)
 North Little Rock, AR 66,810 (US Census 2014 estimate)
- i. Other Factors Checklist Attached

Appendix 3 RLF Other Factors Checklist

Name of Applicant: Pulaski County, Arkansas

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	10
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	10
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

V.B. Ranking Criteria for Revolving Loan Fund Grant

1) Community Need: a) Targeted Community and Brownfields: Targeted Community Description:

The Pulaski County Brownfields Program is a coalition of the cities of Little Rock and North Little Rock, Arkansas, and Pulaski County, Arkansas. As the major urban region of central Arkansas for over two hundred years, Pulaski County is home to the state capital, Little Rock - the center of Arkansas government, politics, business, art and culture. Located in the geographic center of Arkansas, the state's three major transportation corridors: Interstates 30, 40, and the Arkansas River, cross through Pulaski County and bisect Little Rock and North Little Rock. The county is comprised of eight municipalities, two military bases, 600 square miles of unincorporated area, and a population of 392,702 (*US Census, 2014*).

The loss of population to sprawling suburbs, caused by Urban Renewal initiatives in the 1950s, 60s, and 70s that demolished 508 acres within the historic urban cores of Little Rock and North Little Rock, has left Pulaski County with vacant, blighted, and disconnected urban cores. In 2000, the Coalition Partners began an economic recovery plan with a commitment to reinvesting in those urban cores through redevelopment. A major component to the recovery plan was gaining the Department of Housing and Urban Development's (HUD) Empowerment Zone (EZ) designation; supporting growth and revitalization opportunities for distressed communities through economic incentives. While the EZ designation did spur industrial growth, the communities adjacent to these industries were exposed to environmental hazards and risks; and despite this designation, the Empowerment Zone stakeholders recognized that additional leveraging capabilities were needed to spur recovery and redevelopment. To assist the EZ in its capacity building, the Pulaski County Brownfields Program was created through the **FY00 EPA Brownfield Pilot Program Grant** to address the numerous environmental hazards caused by brownfields in the area.

A majority of brownfields properties lie within four priority areas of the Pulaski County EZ: Main Street – Little Rock; Main Street – North Little Rock; 12th Street Corridor; and the University Development District. These targeted areas encompass 17.2 square miles and are comprised of 15 census tracts that make up the oldest residential and industrial sectors of Little Rock and North Little Rock. A key component to the future growth within these communities is to reclaim and redevelop brownfields in these priority areas.

An inventory of potential brownfield properties identified by the **FY00 Pulaski County Brownfield Pilot Program Grant** revealed over 200 properties in the Empowerment Zone. **Community-wide Assessment Grant in FY04 and 11** allowed Pulaski County to complete outputs of 57 Phase I and Phase II assessments within the community and begin outcomes of creating long term redevelopment opportunities that connect these bypassed neighborhoods to the economic prosperity of the rest of Central Arkansas. Those priority areas within the Empowerment Zone continue to be the focus and are:

Main Street - Little Rock: Extends from the Arkansas River south to Interstate 630 (roughly ten blocks), in the heart of downtown Little Rock. The City of Little Rock has begun a partnership with EPA, HUD and DOT to revitalize this corridor by creating a vibrant and diverse area that focuses on the Livability Principles. The goal of this area is to reconnect the citizens to Main Street and to provide the local residents a safe, sustainable community. Past recognized environmental conditions (RECs) in this area include asbestos, VOCs, lead paint, and PCBs

The University District, Little Rock: The University District was formed to redevelop the areas around the University of Arkansas at Little Rock (UALR) campus, improving the quality of life for all persons who live, work, learn, play, shop, socialize and worship in the area. The University District is located in the central section of Little Rock. Past RECs include asbestos, VOCs, and lead-based paint.

The 12th Street Corridor, Little Rock: The 12th Street Corridor is located south and west of downtown Little Rock. This economically depressed, low income, minority neighborhood and is receiving revitalization planning through the 12th Street Corridor Plan, which received the "Achievement in Urban Design Award" by the Arkansas Chapter of the American Planning Association. Past RECs include asbestos, VOCs, lead paint, and petroleum/PAHs.

Main Street-North Little Rock: This area is undergoing tremendous redevelopment with ever increasing energy. Located within the Historic Argenta District, Main Street-North Little Rock seeks to preserve the historic fabric of the community while encouraging new growth through walkable, livable developments. The “Argenta District Master Plan” developed with input from local, non-profit and private entities, has received the “Achievement in Comprehensive Plan Award” from the Arkansas Chapter of the American Planning Association. Past REC’s include asbestos, VOCs, lead paint, and petroleum/PAHs.

The opportunity for job creation and sustainable redevelopment is tremendous within the targeted areas. By building upon the successes and expanding the Pulaski County Brownfields Program, environmental and public health issues will be addressed via the revitalization of neighborhoods that have previously been stigmatized by environmental contamination, vacancy, blight and under-utilization.

Demographic Information: The Empowerment Zone targeted areas consists of 15 census tracts having poverty rates from 35% to 49%. In the last decade alone, the area has lost 12% of its residents due to population shifts to the new suburbs and the develop opportunities that followed those shifts. This population loss has seriously eroded the targeted area’s future for a solid economic foundation and supportive social infrastructure. Particularly worrisome are the indices regarding unemployment, child poverty, and lack of community sustainability (*U.S. Census 2000 and 2013; 2009 – 2013 American Community Survey*).

The demographic table (Table 1) below illustrates that the target community has higher sensitive population levels than the county, state and nation. The above average rates demonstrate that today, the targeted community is substantially populated by minorities, has high rates of poverty (including child poverty), is under-employed, and with household incomes too low to escape poverty. The lack of population growth only accelerates the neglect of the area.

TABLE 1: DEMOGRAPHICS INFORMATION

	Targeted Areas ^a	Pulaski County	Arkansas	National
Population	27,934	386,106 ¹	2,933,369 ¹	311,536,594 ¹
Unemployment	17%	4.4% ²	5.4% ²	5.3% ²
Poverty Rate	40.6%	17.2% ¹	19.2% ¹	11.3% ¹
Percent Minority	81.03%	40.6% ¹	25.8% ¹	36.7% ¹
Median Household Income	23,230	\$46,013 ¹	\$40,768 ¹	\$ 53,046 ¹
Child Poverty	62.1%	25.6% ¹	26% ¹	22% ¹
Population Growth 2010-2013	-12%	2.6 % ¹	1.7% ¹	3.3% ¹

¹Data are from the 2009 – 2013 American Community Survey and are available on American FactFinder at http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_13_5YR_DP03&src=pt and http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_13_5YR_DP05&prodType=table

²Data are from the Bureau of Labor Statistics and are available at www.bls.gov.

^aMean of the 15 census tracts within the targeted areas of the EZ. Source: 2000 & 2013 U.S. Census Bureau, 2009-2013 5-Year American Community Survey

Description of Brownfields: An inventory of potential brownfield properties identified by the 2000 Pulaski County Brownfield Pilot Program Grant revealed over 200 suspected brownfields within the Empowerment Zone. A majority of these brownfields were created by an aggressive community-wide Urban Renewal program that began in the 1950s and ended in the 1970s. Hailed as a national model, fifteen percent of the urban land area underwent significant renewal activity; all located within the grant targeted areas. During this time, 508 acres of the urban core was demolished, including 471 buildings, which displaced 296 businesses of varying size (*John A. Kirk, Beyond Little Rock: The Origins and Legacies of the Central High Crisis, University of Arkansas Press, 2007*).

The legacies of this activity are long abandoned and deteriorating commercial sites that once served the

surrounding neighborhoods. The proximity to brownfields has placed a disproportionate burden of hazardous sites in these communities. The sites are not secure and the neighbors, including the children that attend the 15 schools within the communities, have relatively free access. This includes inadvertently exposure to the public hazards within these sites. Environmental assessments conducted have discovered asbestos, lead, PCBs, petroleum/PAHs, and VOCs; increasing the risk of lead poisoning, asthma, lung diseases, and cancers to the residents.

The Pulaski County Brownfields grant planning includes assisting stakeholders that are supporting progress towards sustainable community redevelopment and planning efforts that link to EPA's 2014-2018 Strategic Plan Goal 3; and include partnerships that are consistent with the principles of HUD-DOT-EPA Partnership for Sustainable Communities. These sites include:

Blaylock Garage: An abandoned service station located within the 12th Street Corridor priority area is currently unsecured, and across from active community center. Assessments discovered RECs and underground storage tanks. Redevelopment plans are leveraging a community transportation and sustainability planning grant from Central Arkansas Transportation Agency, Metroplan, to revitalize the property with public and private investment.

University Avenue Complete Streets Revitalization: The University District Development Corporation has applied for a Department of Transportation TIGER grant for the University Avenue Complete Streets Corridor Revitalization Project. The project will enhance safety, multi-modality, quality of life, and economic revitalization of an under-performing urban corridor of Little Rock. The Pulaski County Brownfields will leverage the Revolving Loan Fund program to provide planning and remediation for potential public health risks associated with brownfields within the TIGER grant targeted area.

Cumulative Environmental Issues: According to EPA's Envirofacts, there are 344 EPA-regulated facilities within the Empowerment Zone, including 66 permits for water discharge and 29 facilities that have reported toxic releases, that include a railroad tie manufacturer, industrial printer, and several scrap yards. In addition, the targeted areas share their northern border with the Union Pacific North Little Rock Yard which processes over 2,000 railcars, 24 hours a day. Interstate 30, which contains two of the state's busiest interchanges, creates the eastern and southern border while Interstate 630 bisects the target area in the middle. Combined, the transportation corridors create a physical barrier that impedes access and isolates the targeted area with a high-concentration of brownfields, where blight and environmental conditions also impede new investment. Consequently, residents are living in deteriorating physical and environmental conditions with falling property values that will not enable sensitive populations to find a buyer for their home and keeping them there. The lack of new population growth has directly inhibited new commercial investing which has left the targeted areas as designated "food deserts" by the USDA. (www.ers.usda.gov/data/fooddesert)

Two important waterways flow within the Empowerment Zone: the Arkansas River and Fourche Creek. The banks of the Arkansas River are littered with former industrial sites, which have limited redevelopment. The Fourche Creek Watershed drains and filters over 99% of the Little Rock Metropolitan Area. In 2003, Fourche Creek was identified by EPA as a federal priority with its Brownfield Designation. The migration of contaminants from brownfields to these area waterways have been identified as a health and welfare concern for the targeted community. Storm water discharge accumulated from brownfields present a threat to the water quality and health of residents who use these urban waterways for fishing or recreation.

b) Impacts on Targeted Community: Most brownfield sites in Pulaski County are concentrated in the EZ, and the impact of brownfields in these communities prevents healthy, sustainable neighborhoods because of the real, or perceived, hazards associated with these blighted properties. Impacts include threats to public health through storm water run-off and air quality caused by unsecured sites; community disinvestment, which leads loss or non-creation of local jobs; and restrictive access to the entire community caused by the possibility of exposure to contaminants located on brownfield properties. This is particularly

important because restrictive access leads to a loss in community connectivity and sustainability, which will perpetuate more brownfields; repeating a cycle that has have caused these neighborhoods to become disinvested in the first place. These targeted areas are disproportionately impacted by an estimated 150 unaddressed brownfields concentrated within their communities. Table 2 below lists the known contaminants, identified through previous scientific studies, and are anticipated to be affecting all the properties across the Empowerment Zone.

TABLE 2: BROWNFIELD HEALTH THREATS AND IMPACTS*

Threats/Pathways	Impact of Threats	Targeted Area
Asbestos; inhalation	Lung cancer, mesothelioma, asbestosis	All Areas
Petroleum/PAHs; ingestion, inhalation and dermal	Impacts nervous and respiratory systems; cancer	Main St – Little Rock & N. Little Rock
PCBs; ingestion, inhalation and dermal	Impacts to all body systems; cancer	Main St – Little Rock & N. Little Rock
Metals/VOCs; ingestion, inhalation and dermal	Impacts organs, impaired neurological development of children, nervous system, cancer;	All Areas

*Data is from the Agency for Toxic Substances & Disease Registry and is available at <http://www.atsdr.cdc.gov>

While the effects of the disproportionate amount of brownfields in the EZ communities have not been officially studied, statistics show Pulaski County has higher than average rates of health disparities. According to the University of Wisconsin Population Health Institute's *2013 County Health Rankings & Roadmaps*, Pulaski County experiences a premature death rate of 9,374 per 100,000 compared to 5,317 nationally. Further, the average daily measure of fine particulate matter in micrograms per cubic meter (PM_{2.5}) in Pulaski County is 11.9 compared to 8.8 nationwide. Goodguide's Scorecard website data shows 18,000 or 10% of the housing stock in Pulaski County was built before 1950, which could indicate the possibility of asbestos and lead contamination due to the building materials used in that era. The source data also shows Pulaski County has six times the state average of housing with high risk to these hazards.

According to studies in 2010 and 2012 by the American Lung Association of Arkansas, lung disease is the third leading cause of the death in the state. Adult asthma in Pulaski County has increased by approximately 18%, while chronic obstructive pulmonary disease (COPD) has increased by 27%. The exposure to hazardous substances has left this community in jeopardy and without adequate resources for a sustainable environment. By utilizing RLF funds not only to remediate, but to educate the population on positive outcomes of remediated brownfields, the Pulaski County Brownfields can foster sustainable environments within the targeted area.

c) Financial Need i. Economic Conditions: The need for RLF resources is great within Empowerment Zone priority areas; which are low-income communities that are primarily focused on education, crime and security issues, and financial assistance to households, with little left over for brownfields activities, and are unable to draw upon other funding resources to facilitate brownfield planning or clean-up. In addition, the Pulaski County Brownfields Program is solely funded through its partnerships with EPA and does not receive funding from coalition partners, where the targeted areas are located. The Arkansas Department of Environmental Quality offers brownfields grants, however they are limited in funding, focus on clean-up ready sites and serve the entire state.

The negative impact of brownfield sites are more than economic statistics. The environmental justice issues affecting sensitive populations within the Empowerment Zone are directly related to lack of brownfield redevelopment. The targeted areas have experienced a 12% population loss since 2009, compared to surrounding communities experiencing increases as high as 28% (*US Census, 2014 Estimates*), which local population analysts attribute much to "white flight" as families moved from Coalition cities to avoid attending public schools under federal court supervision. This dynamic coupled with continued Urban Renewal movements (additional 1,300 homes demolished since 2004; *2014 Little Rock Urban Planning Report*), has pushed new development out of the targeted areas. As previously stated, in

the last decade alone the Empowerment Zone has lost a significant amount of residents, which has decreased job opportunities, diminished tax bases, and created public health problems through increases exposures to hazardous substances caused by abandoned properties. To recover these abandoned properties as economic assets, brownfields issues need to be addressed so the target area can attract new investment. In consideration of the fiscal constraints discussed herein, the Coalition needs brownfield grant funding as the first dollar in to spur revitalization of the entire Empowerment Zone.

ii. Economic Effects of Brownfields: The targeted areas are disproportionately affected by high unemployment and as a result, a higher incidence of poverty for adults and children; and suffering from economic disadvantages, such as an unemployment rate nearly three times the rest of Pulaski County at 17%; and a poverty rate of 40.6%, four times that of Pulaski County. Of the afore-mentioned percentages, the largest concentration of child poverty in Pulaski County is located in the targeted areas where 62% of all children under 18 live in poverty. These areas also contain the highest concentration of brownfields within the coalition partner's communities.

In addition, the proximity to brownfields has depressed home values and reduces tax bases to well below county averages. According to www.census.gov, the average targeted area home price is \$60,162 compared to \$140,600 for a similar home outside the areas. This calculates to a tax loss of \$1,126.12 per housing unit by the Pulaski County Assessor's office estimates. This reduction in tax base does not include the nearly 34% property vacancy/abandonment rate within the targeted areas which places a heavy monetary burden on the municipalities to secure them (*Little Rock Code Enforcement, source <http://clrweb.littlerock.state.ar.us/properties/>*).

The loss of industry and subsequent jobs is significant in the Empowerment Zone. The Arkansas Department of Workforce Services' *Quarterly Census of Employment and Wages Program* data shows a manufacturing job loss of 3,177 or 20% since 2008 in Pulaski County. In addition, construction sectors experienced job losses of 13.4%. The loss of these jobs has had an enormous impact economically on the Empowerment Zone, whose residents traditionally held positions in those sectors (*2014 Bureau of Economic Analysis*). The closing of manufacturing facilities and lack of new construction has led to potentially contaminated buildings that pose risks to developers and will continue to be a disincentive for business development in the neighborhoods.

However, the Coalition has demonstrated that brownfield redevelopment in blighted communities has positive economic impacts through job creation and increased property tax revenues. For example, the assessment and remediation of the historic Hall-Davidson Building (ACRES 162002) in the Main Street-Little Rock targeted area. The brownfield project has leveraged 26 local workers during the project and increased the Pulaski County Assessors' property value from \$287,325 to \$570,900 after remediation. In addition, the new mixed-use development will offer affordable housing to the community and leveraged \$3.1 million construction redevelopment, leveraged by a \$394,000 Brownfields RLF loan. This is the momentum that the Empowerment Zone desperately needs to continue rebuilding its brownfields.

1) RLF Program Description and Feasibility of Success:

a) Program Description and Marketing Strategy *i. Program Description:* The Pulaski County Brownfields (PCB), an EPA funded coalition between Pulaski County and the cities of Little Rock and North Little Rock, was formed in 2000 to address the blighted and vacant brownfields within the targeted areas. This RLF grant will continue a successful brownfields program that has leveraged the construction of a homeless children's center, the creation of a community-based arts district, and the ability for a school to plan a teaching garden for disabled children. PCB outputs involve working closely with grant participants' planning efforts (see Attachment D) to identify community-driven redevelopment projects that can leverage brownfield grant resources that result in outcomes of livable/sustainable spaces. (See Attachment E)

Structure: This grant will be managed using a combination of internal expertise as well as private sector consulting and contracting. The Pulaski County Brownfields team consists of 1) staff from the Pulaski County Brownfields Program; 2) the RLF Loan Committee; 3) The Pulaski County Office of Grants and Administration; and 4) Qualified Environmental Professionals. The Pulaski County Brownfields staff consists of a grant funds manager, program manager, program administrator, and a program grants administrator. The staff will be responsible for program development, application publication and review, program marketing and reporting to EPA. Staff will negotiate grant closeout agreements with the EPA. The program staff has a combined 11 years' experience with brownfields.

The current program's bylaws established a Revolving Loan Fund Committee (RLFC). A committee of six people is appointed by the Pulaski County Judge, and confirmed by the Pulaski County Quorum Court, to review and approval of RLF applications received by the Pulaski County Brownfields. The RLFC consists of a representative from each coalition member; two representatives from the financial sector in Pulaski County; and a representative from the public health sector.

All grants in Pulaski County are monitored by its Grants Administration Office to ensure that grants are in compliance with OMB requirements and the grantors' specific requirements. All grants are also reviewed by an independent audit firm. Policies are set by the Grants Administration Office to ensure financial integrity within Pulaski County. The Grants Administration Office seldom encounters a program within Pulaski County that has not complied with grant requirements. However, there are instances when a grant is audited internally. All departments in Pulaski County that receive an adverse finding during an internal audit or monitoring visit must resolve those issues or a report is sent to the Pulaski County Judge (Executive Branch of County) and the Pulaski County Quorum Court (Legislative Branch of County) and the department is restricted from receiving grant funds until the issues have been addressed.

A Qualified Environmental Professional will be selected through the County's Request for Qualifications (RFQ) process. The RFQ is published in the local public newspaper, Pulaski County's website, and the program's social media accounts. The QEP will assist in conducting technical review of cleanup proposals to assure compliance with state and federal regulations, reviewing budgets to determine feasibility, and overseeing the cleanup process.

- Borrower/Projects Selection: Eligible applicants for RLF funding include private, public, and non-profit organizations. The program conducts a pre-application meeting with the prospective applicant to begin the due diligence requirements of: (1) the site meets the EPA definition of a brownfield; (2) the borrower is exempt from CERCLA liability; (3) site assessment and investigation has been completed; (4) a remediation plan has been developed and approved by the Arkansas Department of Environmental Quality (non-asbestos) or a QEP (asbestos); depending on the nature of contamination; (5) a site redevelopment plan has been created; and (6) the entity is financially capable of loan repayment and redevelopment. If all eligibility criteria are met, the borrower completes a RLF application. The RLF application is a complete financial and project description and must include a complete business plan, most recent tax return and personal financial statement for all individuals with ownership of more than 20%, and three years financial statements for an existing business.

If the borrower has yet to purchase the property, a Letter of Intent and a site application required. The Letter of Intent sets forth the borrower's desire to purchase the site and retain their eligibility for participation in the state's Voluntary Cleanup Program established by Arkansas Code 8-7 Subchapter 11 in 2001. The site application verifies exempt from CERCLA liability. A \$1,000 application fee is required, and is refunded if the application is denied.

Community engagement workshops will be held in each of the neighborhoods within the Empowerment Zone to learn of the community concerns and planning expectations. The prioritization criteria for potential sites will include the following questions: 1) what are the risks to public health and the environment? 2) Will the assessment foster availability of additional leveraging funds? 3) are there environmental justice issues

associated with the site and will they be addressed? 4) Does the site meet program eligibility requirements, 5) Is a redevelopment plan in place for the site? 6) Is access to the site obtainable?

- **Loan Structure:** The term of any loan awarded under the Pulaski County Brownfields RLF shall not exceed ten years. Repayment of the loan will be either semi-annual or monthly payments of principal and interest. If the principal and interest are deferred for any period of time (maximum of two years), the balance of the loan shall be amortized within the remaining term of the loan. The sale or leasing of the property during the term of the loan shall cause the outstanding principal (as determined by the program) to become due and payable in full immediately. The Pulaski County Brownfields may in support of its economic and community development goals develop with public and non-profit borrowers flexible loan terms, which may after review of the loan proposal, include the use of balloon payments, deferred forgivable loans (maximum of 40% of total funds) and other terms. These terms will be determined by the Revolving Loan Fund Committee and are subject to the committee's discretion

- **Lending Practices:** Prudent lending practices shall be adhered to at all times. The lending policies of the Revolving Loan Fund Committee (RLFC) must follow all EPA guidelines as outlined in the EPA's RLF Administrative Manual. The RLFC shall have the ability to alter their policies at any times without prior notice to maintain compliance with all federal, state and local regulations. Any additions or subtractions from these policies must be approved by a majority vote from the RLFC. These changes must be approved by the Pulaski County Judge.

The RLFC's lending practices are similar to that of a commercial lending institution. Lending guidelines are as follows:

- *Loan-to-Value:* The combined loan-to-value of all liens including funding from the Pulaski County Brownfields RLF (PCBRLF) shall not exceed 100% of the projected value of the project after completion as determined by a licensed appraiser.
- *Available Funding:* PCBRLF may provide financing based on availability of funds. If funds are unavailable, application and loans will be placed on hold until funds become available.
- *Interest Rate:* Interest rates for the PCBRLF program will be offered at or below market rates. The interest rate will be determined by the loan committee at time of application approval. The committee will base the interest rate recommendation on ability to pay as well as economic soundness of project.
- *Collateral:* The Coalition requires under the PCBRLF program, a shared priority mortgage and/or lien position on the assets financed with the RLF loan proceeds to be established via a multi-party agreement between the participating lender(s), the PCBRLF and the borrower. Personal guarantees are required from owners with more than 20% ownership in the company. PCBRLF will consider, in appropriate circumstances, other types of credit enhancement, if necessary equal to the shared priority mortgage and/or lien position on the assets financed with RLF loan proceeds. The RLFC will also evaluate subordination, in appropriate circumstances, of its mortgage and/or security position to the security of banks and other providers of traditional senior debt. Additional security may include corporate guarantees from related companies; full or partial letter of credit; and life insurance on key owners and/or managers.
- *Prepayment:* PCBRLF will not impose a pre-payment penalty.
- *Loan review:* The RLFC shall analyze the completed application to assure the following criteria are met: (1) Ensure that there is an identifiable source of income/repayment. For example, payments in lieu of taxes, proceeds from tax incremental financing (TIF) or funding from the sale of the property; (2) Monthly debt to income ratio should not exceed 50% based on proposed repayment of the loan; (3) The project has sufficient funding to ensure the completion of the project; (4) The cost of remediation is clearly defined and is clearly shown in the project budget; (5) Establish that the borrowing entity has the legal authority to enter into a legally binding obligation to repay; and (6) Establish any guarantors have a good financial capacity.

- **Credit Denial:** If a loan application is denied by the RLF, a letter shall be mailed to the borrower within 10 days of the action of the committee. Reasons for denial shall be stated in the letter.

Leveraging Funds: The Pulaski County Brownfields RLF Coalition partners and loan committee members have established strong partnerships with grant community participants, municipal planning departments, and commercial lenders for leveraging financial development packages that can complete brownfield projects. These packages may include private funding, New Market and Historic Tax Credits, Section 108 Loans, HOPE IV funds, CDBG grants, and EPA Assessment Grants.

ii. **Marketing Strategy:** The Pulaski County Brownfields markets the program to the business and development community through outreach sessions in the targeted areas. The program has solid relationships with grant participants, and utilizes their knowledge and experience to design community marketing strategies that have resulted in the redevelopment of 14 acres and 419,000 sq. ft. within the targeted areas. Program staff also coordinates with the EPA Region 6 Brownfields team, local planning/economic agencies, and community participants to inform potential RLF prospects on the availability of loans and financing options. The current marketing strategy has outputs of five loans that have captured 90% of RLF funding, with only 10% allocated to subgrants.

Additionally, potential borrowers will be targeted from the pool of site owners currently engaged by the Pulaski County Brownfields and its community stakeholders. Table 4 lists sites that potential developers are actively seeking a potential partnership with the Pulaski County Brownfields for brownfield assistance.

TABLE 4: POTENTIAL BROWNFIELDS ELIGIBLE FOR RLF LOANS/SUBGRANTS

Site/Cost Estimate	Priority Area/Planned Reuse	Link to Livability Principals ^b
USS Hoga/ \$200,000	Main St – N. Little Rock/ Public museum	• Variety of development (3,4,5,6)
Blaylock Garage/\$165,000	12 th St. Corridor/ Mixed-use development	• Mixed-use (2,4,6)
Sterling Paint / \$400,000	Main St. – Little Rock/ Mixed-use development	• Variety of development (3,4,5,6)
Larson Hall/ \$179,000	University District/ Public High School	• Variety of development (4, 6)

^bHUD/DOT/EPA Livability Principles: (1) Provide more transportation choices; (2) Promote equitable, affordable housing; (3) Increase economic competitiveness; (4) Support existing communities; (5) Leverage federal investment; (6) Value communities and neighborhoods.

2b. Task Description and Budget Table

Budget Categories	Programmatic Tasks Loans (\$)				
	[Task 1] RLF Management	[Task 2] Community Engagement	[Task 3] Planning/Cleanup Oversight	[Task 4] Loan/Subgrants	Total
Personnel	\$50,000	\$30,000	\$20,000	-	\$100,000
Fringe Benefits	\$25,000	\$15,000	\$10,000	-	\$50,000
Travel ¹	\$8,000	\$1,000	-	-	\$9,000
Equipment ²	-	-	-	-	-
Supplies	-	\$1,000	-	-	\$1,000
Contractual	-	-	\$10,000	\$30,000	\$40,000
Loans	-	-	-	\$600,000	\$600,000
Subgrants	-	-	-	\$200,000	\$200,000
Other (specify_____)	-	-	-	-	-
Federal Funding Subtotal	\$83,000	\$47,000	\$40,000	\$830,000	\$1,000,000
Cost Share³	\$16,600	\$9,400	\$8,000	\$166,000	\$200,000

¹Travel to brownfields-related training conference is an acceptable use of these grants funds.

²EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for RLF grants.

³Applicants must include the cost share in the budget even if applying for a cost share waiver. If applicant is successful and the cost share waiver is approved, it will be removed in pre-award negotiations.

Task 1 RLF Management: Task 1 includes personnel, fringe and travel for Pulaski County Brownfields Coalition staff; task outputs include procedures for project review, documentation, and reporting; evaluation criteria for loan applications; and loan, security, and mortgage agreements. Amounts are over a five-year period; staff devotes roughly 50% of time to this task. This task includes \$50,000 in personnel and \$25,000 fringe benefits for a Program Administrator and Community Outreach Coordinator. \$8,000 has been budgeted for two staff member to attend the EPA National Brownfields conference; regional and local brownfield engagements deemed necessary by EPA Region 6 Project Officer. Outcomes will be an effective RLF program that continues current program outputs of loaning 90% and subgranting 10% of RLF funds; increasing community knowledge of brownfields; completion of marketing materials; recruiting Revolving Loan Fund Committee members; development of loan documents; and increase program application submissions.

Task 2 – Community Engagement: Staff budgets resources to involve the community in accessing and utilizing the RLF program; collaborating with grant participants to effectively plan the best method to engage their communities and stakeholders within each targeted neighborhood. Task 2 includes personnel, fringe and travel for Pulaski County Brownfields Coalition staff; task outputs are building upon established community outreach marketing campaign to promote the program. Present program marketing activities include producing and airing radio commercials on local public radio station KUAR; distribution of relevant printed materials; and will work closely with the newly created Pulaski County Communications Office to provide information to area television, newspaper, and web media outlets. The County's brownfield program is also present in grassroots activities such as the Arkansas Earth Day Festival and neighborhood National Night Out events; and will work closely with local organizations such as faith-based groups and local community development corporations to distribute brownfield project information that best suits the communities. Amounts are over a five-year period; staff devotes roughly 30% of time to this task. This task includes \$30,000 in personnel and \$15,000 fringe benefits for a Program Administrator and Community Outreach Coordinator. \$1,000 has been budgeted for traveling to targeted areas for community engagement; \$1,000 is budgeted for printed materials to be distributed at community engagements.

Task 3 – Planning/Cleanup Oversight: Once a RLF application has had the initial screening and is deemed viable, Task 3 will involve detailed review of project information; site assessments, site characterization reports, and other environmental documentation; borrower's financials; and project pro-formas. After the project has been approved and has received site eligibility and Quality Assurance Project Plan (QAPP) approval from EPA, an Analysis of Brownfield Cleanup Alternatives (ABCA) and Community Relations Plan (CRP) will be developed and a document repository established. The Pulaski County Brownfields will seek public comment on the ABCA. Amounts are also over a five-year period; staff schedules 20% of its time to this task category. All loan documents will be prepared, reviewed, and executed and the community engagement process as outlined in the CRP will be initiated, Task 3 includes \$10,000 for contractual Qualified Environmental Professional (QEP) support with technical review of project proposals, assistance with the community planning activities, and remediation site inspection and reporting. This task includes \$30,000 in personnel and \$15,000 fringe benefits for a Program Administrator and Community Outreach Coordinator. Task 3 outputs will include selection and processing of multiple loan and sub-grant projects and completion of associated QAPPs, ABCAs, CRPs, and loan/grant agreements. Task outcomes include increased program efficiency and community participation. In addition, Task 3 outputs will include completion of multiple cleanup projects and data entry into ACRES; outcomes are an updated ACRES inventory of brownfields activity and accurate grant compliancy.

Task 4 – Loans and Subgrants: Task 4 includes the total amount to be awarded for loans and subgrants (80%). Also included in this task is \$30,000 in QEP contractual costs for monitoring cleanup to ensure compliance with RLF grant requirements; Davis-Bacon and federal cross cutting requirements; and voluntary cleanup program requirements. Environmental services procured will also include technical review of cleanup plans, laboratory data, reports, invoices and coordination with the local, state, and federal agencies. This task outputs are three loans and one subgrant during the five year grant period; outcomes are remediating brownfields within the target areas that will protect public health; foster and sustain livable communities; and promote economic development through brownfield redevelopment.

2c. Ability to Leverage: Public resources available to Pulaski County for leveraging of funding for include the Arkansas Department of Environmental Quality and EPA Targeted Brownfield Assessment programs; Pulaski County has used these resources in the past after its assessment dollars had been exhausted. In terms of public resources for clean-up funding, Pulaski County currently administers its own Revolving Loan Fund Grant (BL96600801) for remediation of brownfield sites. The County will continue to utilize the RLF to leverage clean up funding.

Potential resources for leveraging funds and in-kind support for brownfield sites assessed by Pulaski County include, but are not limited, to the following (See Attachment D for leveraging documentation):

- U.S. EPA's Building Blocks for Sustainable Communities Program, Livability Solutions partner the Walkable and Livable Communities Institute (WALC) organized a workshop in Central Arkansas to train 'Walkability Ambassadors' in how to evaluate streets, build consensus for walkability improvements, and achieve short and long term changes in communities. Stakeholders from the targeted neighborhoods of Main Street- Little Rock, Main Street – North Little Rock, and the University District learned how to engage the community to create healthier and prosperous environment. This grant is leveraging funding through the Pulaski County Brownfields for site assessments and clean-up funding in those neighborhoods mentioned above;
- The City of Little Rock's Main Street was recently selected to receive assistance as part of the EPA's new "Greening America's Capitols" project. This assistance plays a large role in the planning for the reuse of remediated brownfields, to encourage the creation of complete streets, to incorporate greens space and pocket parks into the existing areas and to create mixed use developments in an effort to revitalize Main Street.;
- The Arkansas Natural Resources Commission selected the Main Street –Little Rock targeted neighborhood for a \$900,000 sub-grant, made possible by EPA's Clean Water State Revolving Fund, for a cooperative nonpoint source pollution prevention project. Projects outcomes are to demonstrate the benefits of rain gardens and other water filtrations and to educate the community;
- The National Endowment for the Arts selected the Main Street – Little Rock community for a \$75,000 grant for the output of supporting a design phase for the creation of the Creative Corridor, with the outcome of using art to strengthen the community. This grant assisted in the planning of the future use for several brownfields in the targeted area.
- Imagine Central Arkansas/Metroplan Jump Start Initiative 12th Street Conceptual Plan is the beginning of Imagine Central Arkansas's 2040 Long Range Plan for the 12th Street Corridor in Little Rock, a grant targeted neighborhood. Outcomes of the plan include local capacity building to create a positive and sustainable community.
- The University District Development Corporation has applied for a Department of Transportation TIGER grant for the University Avenue Complete Streets Corridor Revitalization Project. The project will enhance safety, multi-modality, quality of life, and economic revitalization of an under-performing urban corridor of Little Rock. The Pulaski County Brownfields will leverage the

Revolving Loan Fund program to provide planning and remediation for potential public health risks associated with brownfields within the TIGER grant targeted area

The Pulaski County Brownfields Program will seek to leverage other sources of public/private financing whenever possible. To date the Coalition has successfully leveraged more than \$41,000,000 in public/private investment on Brownfields projects. This translates into \$14.62 leveraged for every dollar of EPA grant funds expended. Examples of funds leveraged by the Coalition partners include private capital, private foundations, general obligation bond projects, historical tax credits, community master plan implementations, EPA Community-Wide Brownfields Assessments, EPA Greening America's Capitals Grant, National Endowment for the Arts Our Town Grant, and an Arkansas Natural Resources Commission Grant. This RLF grant will leverage in-kind funds for the Pulaski County Brownfields Coalition members through staff time to support all grant tasks, use of meeting rooms, outreach meetings/hearings, website hosting and updates, and management of document repositories. Additional funding sources may include private partnerships with other entities. See Attachment D for leveraging opportunities.

3) Community Engagement and Partnerships: a. Plan for Involving Targeted Community: The Pulaski County Brownfields Program understands that community involvement is critical to grant success; and will implement a successful plan that ensures project decision-making has maximum community involvement by the creation of a Brownfields Advisory Committee. The committee will be comprised of representatives of grant participants, residents from each targeted area, local business leaders and environmental advocates. Together with the Brownfield Advisory Committees, the Program will effectively plan the best method to involve communities and its stakeholders; and coordinate public charrettes and additional outreach tools that best suits the citizens and businesses. This includes the best locales to hold charrettes to maximize involvement - such as churches, community centers, or schools; what's the best media to promote involvement (television, radio, print, phone, or web); and establish a communication network between the community and the Pulaski County Brownfields.

The Coalition's brownfield program is also active in grassroots activities such as the Arkansas Earth Day Festival and neighborhood National Night Out events; and will work closely with local organizations such as faith-based groups and local community development corporations to distribute brownfield project information that best suits the communities..

This plan will also actively participate with other local government's public meetings and presentations to increase brownfield education to local leaders, media, and involved residents about program goals, progress, and outputs. The meetings are useful to formally solicit public involvement from the targeted areas. Additionally, the Pulaski County Communications Office maintains the county government website and regularly posts information regarding brownfields, including project planning, notices for meetings, and resources that inform the public of specific brownfield issues in their communities.

Communicating Progress: The Pulaski County Brownfields will utilize Brownfield Advisory Committee knowledge and experience facilitate community communications on project progress; including what outreach efforts offers the most stakeholder engagement, particularly in areas where populations require presentations and written materials in languages other than English. Regularly scheduled public meetings will be held to inform stakeholders on program and project progress.

As sites move through the assessment and into the redevelopment phases, residents will be engaged in redevelopment progress through public charrettes. These charrettes will be held at an Advisory Committee selected meeting place within the area of the brownfield sites. The intent is to reach into the community where citizens may be more comfortable expressing their ideas rather than ask them to come to a location outside of the neighborhoods. Additionally, all brownfield projects information is readily available to the public at the Pulaski County Brownfields office, and project updates will be posted to the Pulaski County

government website (www.pulaskicounty.net). Throughout the grant, all brownfield data is publicly available through the US EPA ACRES website and quarterly reports submitted to EPA.

b. Partnerships with Government Agencies: Local/State/Tribal Environmental Authority: The Pulaski County Brownfields program has a long-standing partnership with the **Arkansas Department of Environmental Quality's (ADEQ) Brownfields program**. ADEQ has worked closely in the past with the Pulaski County on brownfield projects. They support our efforts and will continue to provide assistance when requested in order to contribute to the success of the revolving loan fund program. **Arkansas Department of Health** - The program will work with the Department of Health to protect the public from intentional and unintentional exposure to environmental agents. The Department of Health can assist with communicating the risks of environmental exposure to members of the public during the community involvement process. **Other Governmental Partnerships:** The Pulaski County Brownfields will partner with the following governmental agencies: **Metroplan** – Metroplan serves as the area's designated Metropolitan Planning Organization and is also responsible for the transportation planning process in central Arkansas under federal law. Metroplan serves as a program resource for potential partnerships for DOT initiatives. **University of Arkansas Cooperative Extension** - The faculty and staff of the Cooperative Extension provide educational programs and research-based information to the people of Pulaski County. The Cooperative Extension assists in providing brownfield resource material to the citizens of Pulaski County and for USDA partnership opportunities. **U.S. Environmental Protection Agency Region 6** - Pulaski County has a long standing partnership with the EPA Region 6 Brownfields team. Pulaski County has presented at several EPA sponsored brownfield events. EPA has been involved with community meetings and provided support to facilitate stakeholder involvement. **EPA, DOT and HUD's Building Blocks for Sustainable Communities** – Building Blocks grant stakeholders utilize the Pulaski County Brownfields in planning, assessment, and clean-up efforts in the communities served by the grant.

c. Partnerships with Community Organizations: Community partnerships are at the core of the Pulaski County Brownfields success. Commitment letters are included in Attachment C. A list of community based organizations involved in brownfield redevelopment is as follows: **1) Argenta Downtown Council:** The Argenta Downtown Council (ADC), which serves as an area leader that focuses on creating connected, livable communities within the grant targeted area of Main Street North Little Rock, AR. The Director of ADC is a member of the Pulaski County Brownfields Revolving Loan Fund Committee; **2) Better Community Developers**, whose mission is to improve the quality of life for low-income, underserved, and disadvantaged families in the 12th Street Corridor community of Little Rock, AR. Better Community Developers partners with the Pulaski County Brownfields in community engagement and planning efforts for their community; **3) Downtown Little Rock Partnership**, provides leadership by addressing and advocating for long-range, sustainable planning, transportation, and economic development that will strengthen downtown Little Rock. The Downtown Little Rock Partnership is active in recruiting program participants for brownfield program participation and facilitating community needs to the program; **4) University Development District Corporation (UDD)** develops affordable housing, encourage business development, and create healthy neighborhoods within the University District of Little Rock. The UDD is a target community liaison and is an active partner with the Pulaski County Brownfields in identifying brownfields the University District target area; and **5) University of Arkansas at Little Rock's Institute of Government** – The Institute will participate in this grant by providing key personnel in community, place-based research and environmental policy with an emphasis on brownfield evaluation.

4) Program Benefits a. Health, Welfare, and Environment: As brownfield sites are assessed, cleaned up and redeveloped, there are opportunities to eliminate and/or control risks of exposure to hazardous substances to the public. Sites that control or mitigate vapor intrusion from VOCs eliminate exposures to potential carcinogens and help address cancer risks. The use and development of sites would eliminate

exposures to surface contaminated soils and/or through the inhalation of windborne dusts. Improvements to uncontrolled sites help minimize the public's risk of exposure to lead, heavy metals, and dusts that may trigger asthma attacks and provides a benefit to those sensitive populations. The Blaylock Garage site, listed in Table 4, is an example of program benefits to the targeted community of 12th Street Corridor. A vacant service station located across from a community center and church; cleanup up this site will protect the community from on-site environmental hazards AND create a property ready for reuse.

The Pulaski County Brownfields Program anticipates a benefit in the welfare of the target community through the redevelopment projects which provide opportunities for new jobs and increased wages, eliminate blighted conditions, remove areas where criminal activity has a safe haven, and encourage new investment for redevelopment and renovation. Blight removal will have positive effects on the neighborhoods and encourage sustainable development.

As identified in Community Needs Section VB1ai, the Empowerment Zone is a collection of economically bypassed neighborhoods where 80% of its residents live adjacent to brownfield sites. The targeted areas are primarily environmental justice neighborhoods characterized by a high proportion of minorities, low-income residents, and children in poverty. Based on previous brownfields activity in the target area, contamination from asbestos, lead, PCBs, heavy metals, and VOCs is expected throughout the EZ. This grant will allow the Coalition to continue the process of reducing or eliminating those risks by determining the exact extent and nature of contamination; and begin efforts to remediate and mitigate the risk of the properties. **Environmental Benefits:** By targeting key sites within the grant target areas, the Pulaski County Brownfields will identify the threats to human health and the environment; setting the stage for cleanup and reuse; have wide ranging effects on the environment including: improved air quality through the reduction of harmful emissions, which the Little Rock MSA ranks 22nd worst among cities with year round particle pollution (2015 State of the Air, American Lung Association); enhanced green space; and improvements to Arkansas River and Fourche Creek watersheds that are used for recreation.

Additionally, each targeted community can leverage this RLF grant for environmental benefits as well. For example, the city of Little Rock leveraged prior assessment and RLF funding from the Pulaski County Brownfields to collaborate with EPA, DOT, and HUD's Building Blocks for Sustainable Communities Program in the Main Street-Little Rock targeted area to leverage new bikes lanes that promote healthy lifestyles and improve air quality by reducing traffic; and clean water filtration devices, such as rain gardens and bio swells, have been constructed to mitigate storm water challenges which can reduce environmental hazards in urban waterways used by the community.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse: i. Policies, Planning, and Other Tools: Local planning efforts have been in place to promote sustainable redevelopment in the targeted areas, for example: Pulaski County has created the first countywide Energy Improvement District in Arkansas, which allows property owners to borrow 100% of project costs and pay for them through a special assessment on their annual property tax bill.

Redevelopment within the grant targeted areas will make use of existing infrastructure and relieve pressures on urban sprawl, which the Little Rock MSA ranks #7 in residential sprawl and #10 in commercial sprawl (<http://www.smartgrowthamerica.org/documents/MeasuringSprawl.PDF>). Programmatically, RLF loan applicants that are redeveloping using existing infrastructure AND demonstrate sustainable reuse practices, such as deconstruction or material recycling, are giving priority. In addition, Pulaski County Brownfields Administrator, Joshua Fout, is a USGBC LEED Green Associate and assists coalition partners in green development practices. **ii. Integrating Equitable Development or Livability Principles:** As an example of Pulaski County's efforts to integrate equitable development into brownfields revitalization in the Empowerment Zone: Pulaski County provided a Phase I assessment to local working homeless advocate, Our House, to expand their campus. The Our House campus is located in the Main St – Little Rock targeted area, and serves nearly 125 working homeless families a year. The property was a 1.4 acre

brownfield and was a roadblock to community revitalization. Pulaski County's partnership with Our House culminated a \$150,000 Pulaski County RLF sub grant and a Phase I ESA into a \$5.1 million childcare center. The new center not only provides daily childcare to the residents of Our House, but to local residents on an income-based rate. The center also provides new community meeting space, access to educational programs, a community garden, and a safe area for child to play and grow. This project was honored with being awarded with the 2014 Region 6 Phoenix Award for Brownfield Redevelopment

This effort is consistent with the program equitable development outcomes of: 1) mitigate environmental conditions through effective deconstruction and remediation strategies which address solid and hazardous waste, and improve air and water quality; 2) improve access by residents to green space, recreational property, transit, schools, other nonprofit uses; 3) reduce toxicity, illegal dumping, and blighted vacant parcels; and 4) retain residents who have historically lived within the area affected by brownfields.

c. Economic and Community Benefits (long term-benefits): i. Economic or Other Benefits: One aspect of the Coalition's economic development goals is to leverage the benefits of brownfields property redevelopment to attract new or expanding businesses in the targeted communities. The increase of businesses in priority areas outlined in the Community Needs section will promote economic benefits to the community in several ways: (1) eliminate blighted and abandoned properties bringing down surrounding property values; (2) new tax revenues to reinvest in the community; (3) new local businesses resulting in improved and diverse employment opportunities; (4) advance the vision of Coalition's planning initiatives to achieve the successful re-growth of its underdeveloped communities. Additionally, engaging the community through open forums will help to develop trust that will serve to empower the local citizens.

Previous efforts of EPA and Pulaski County Brownfields grant partnership have leveraged \$41 million dollars in redevelopment within the Empowerment Zone; assessed and remediated 419,000 sq. ft. into reusable space; created an average of 24 construction and 20 permanent jobs per project; and has saved six historically significant buildings. The expected outcomes from this proposed grant will be new economic investment with improved employment opportunities across the targeted areas; and new taxable value and revenue to coalition governments from new brownfield redevelopments. For example, cleanup of the Sterling Paint property listed in Table 4 will create a new 3.5 acre mixed-used development that includes 50,000 sq. ft. for a new architect office that will employ 120 people. **Local Hiring Procurement:** Pulaski County Brownfields promotes local hiring and procurement by partnering with organizations who hire from within the community. RLF sub-grantee, Our House, (ACRES 160322), is a key partner in the FY12 Environmental Workforce Development and Job Training Grants awarded to the Arkansas Construction Education Federation. Residents of Our House are training to work on brownfield sites funded by the Pulaski County Brownfields. QEPs contracted to perform assessment through the program's current grants are local women-owned businesses.

5) Programmatic Capability and Past Performance a) Programmatic Capability: Pulaski County will be the cooperative agreement recipient for this coalition grant, and as such will be responsible for the lead agency responsibilities identified in 40 CFR §300.415. Pulaski County will function as the Fund Manager. Key members of the management team are: **Fredrick Love**, Director for Pulaski County Community Services – Mr. Love has been working with EPA grants for over five years, and has nine years' experience in grant management. Fredrick has Master's Degree in Public Administration and is completing course work towards a Doctorate in Public Health. **Joshua Fout**, Pulaski County Brownfields Administrator – Mr. Fout has five years' experience in EPA grants management, program administration and development, and is a certified EPA Quality Assurance Manager. During his tenure, he has successfully administered the 2011 EPA Assessment Grant and 2005 EPA RLF Grant, including three supplemental funding awards FY13-15.

The Brownfields Administrator and Grants Administrator will provide overall grants management during and after the five-year grant period. The Brownfield Program Administrator will be responsible for oversight

of environmental contractor(s), financial reporting, interfacing with other federal and state agencies and actively pursuing additional funding opportunities. The Pulaski County Brownfields will retain a highly competent environmental consultant to assist in some aspects of this RLF grant such as data review and cleanup oversight. The environmental consultant will be retained through a qualifications based selection process that complies with the applicable federal procurement regulations (40 CFR §31.36). The consultant will be experienced with EPA RLF grant requirements and the ADEQ's voluntary cleanup program requirements. Outcomes of this RLF grant are three loans and three sub-grants during the grant period.

b) Audit Findings: To ensure compliance, all grants are monitored by the Pulaski County Grants Office. The program has received no adverse audit findings in the last four years. The Pulaski County Brownfields has not been subject to any federal grant audits. **c) Past Performance and Accomplishments of**

Current and Past Grants: Pulaski County has successfully managed their grant cooperative agreements through a combination of in-house grants management expertise and qualified QEPs. To date, Pulaski County has entered into six Brownfield cooperative agreements from EPA: a \$146,500 Brownfield Petroleum Assessment Grant (FY04 BF97676001); a \$200,000 Brownfield Hazardous Substance Assessment Grant (FY04 BF97676001); a \$3 million Brownfield Revolving Loan Fund Grant (FY05 BL96600801); a \$200,000 Brownfield Petroleum Assessment Grant (FY11 BF00F39201); a \$200,000 Brownfield Hazardous Substance Assessment Grant (FY11 BF00F43601); and three \$350,000 RLF Supplemental FY13, 14, 15.

i. Currently or Has Received EPA Grant 1. Compliance with Grant Requirements: The Pulaski County Brownfields has developed work plans and successfully negotiated Cooperative Agreements with the U.S. EPA for each of the aforementioned grants. The program submitted and received approval for project QAPPs, has complied with quarterly reporting and annual financial status reporting requirements, and has successfully submitted, or will submit pending project completion, site information and grant data to the U.S. EPA via the ACRES database for all grants. The following descriptions are for the five most recent US EPA Brownfield grants received by the Pulaski County Brownfields: **1) \$200,000 FY11 US EPA Hazardous Assessment Grant (Open 2011 - present; \$9,729.83 remains):** To date, 13 properties have been addressed under this cooperative agreement. 11 Phase I and 3 Phase II assessments have been completed with grant funds. Remaining grant funds are obligated for a possible Phase I ESA for the USS Hoga. These assessments meet grant outputs/outcomes and ACRES is update for this grant; **2) \$200,000 FY11 US EPA Petroleum Assessment Grant (Open 2011 - present; \$97,271.87 remains):** To date, three properties have been addressed under this cooperative agreement; three Phase I and two Phase II ESAs have been completed. Remaining grant funds are obligated to complete assessments at Blaylock Garage in the 12th Street Corridor priority area and a proposed East Junction Park in the Main Street-North Little Rock priority area; **3) \$3,000,000 FY05 US EPA Revolving Loan Fund Grant (Open 2005 - present; Supplemental Funding Awards in FY13, 14, and 15; \$319,154.58 remaining; \$141,234 obligated):** To date, four loans totaling \$2,369,657 and three sub-grants totaling \$307,398 have been made under this cooperative agreement; using grant funding for 90% loans and 10% grants. A loan for \$107,303 is currently under negotiations that will remediate the Sterling Building within the Main Street – Little Rock grant targeted area. **2. Accomplishments:** The Pulaski County Brownfields have accomplished all grant outcomes and outputs by: leveraging \$41,000,000 in redevelopment projects in the targeted priority areas; remediated 419,000 sq. ft. of commercial space and 14 acres of property; averaged 24 construction and 20 permanent jobs per project; completed 13 Phase I and 4 Phase II ESA; and was honored with the 2014 Region 6 Phoenix Award for Brownfield Redevelopment for the Our House Children's Center project.

Pulaski County Brownfields Coalition
Attachment List for EPA FY16 Revolving Loan Fund Grant

Attachment A: Threshold Eligibility Documentation

Attachment B: Letter from State Environmental Authority

Attachment C: Legal Opinion Establishing Applicants Authority

Attachment D: Letters of Commitment from Community Organizations

Attachment E: Leveraging Documentation

Attachment F: RLF Coalition Member Letters

Attachment A
Threshold Criteria
Pulaski County Brownfields Coalition
FY16 EPA Brownfields Revolving Loan Fund Grant

1. Applicant Eligibility

Pulaski County, Arkansas is a general-purpose form of government in the State of Arkansas as defined under 40 CFR Part 31.

Attached are letters from each entity stating they agree to be part of the Pulaski County Brownfields Coalition.

2. Description of Jurisdiction

Pulaski County is largely urbanized and covers an area of 600 square miles. Approximately 85% of Pulaski County's 392,702 (*US Census 2014 estimate*) population lives within the incorporated areas of its eight cities. For the purpose of this application, community-wide is defined as any potential Brownfield sites located within boundaries of Pulaski County.

3. Letter from the State Environmental Authority

Attachment B contains a letter from the Arkansas Department of Environmental Quality (ADEQ) acknowledging the Pulaski County Coalition's plan to establish an RLF.

4. Oversight Structure and Legal Authority to Manage a Revolving Loan Fund

a. All loan and subgrant recipients will be required to enroll with the Arkansas Department of Environmental Quality Brownfields Program. The Pulaski County Brownfields will work with a contracted Qualified Environmental Professional (QEP) and the Arkansas Department of Environmental Quality (ADEQ) to ensure all cleanup activities comply with applicable state and federal laws to protect human health.

b. Attachment C provides legal opinion from Pulaski County Attorney, Amanda Mankin

5. Cost Share

Pulaski County and the cities of Little Rock and North Little Rock have pledged to provide a 20% cost share for funds awarded. This cost share will be in the form of professional time, public outreach assistance, and programmatic functions. Examples of these functions include site-specific or programmatic attorneys' services by legal staff, site-specific environmental assessments by engineering staff, project-oriented labor by public works staff, and other technical assistance such as GIS mapping. Administrative tasks or indirect costs will not be allowed.

Attachment B
Letter from State Environmental Authority
Pulaski County Brownfields Coalition
FY16 EPA Brownfields Revolving Loan Fund Grant

ADEQ

ARKANSAS
Department of Environmental Quality

WHL
RECEIVED
OCT 23 2015

October 22, 2015

Pulaski County Community Services
Attn: The Honorable Barry Hyde, Pulaski County Judge/CEO
201 South Broadway, Suite 220
Little Rock, AR 72201

Re: Letter of support for FFY16 EPA Revolving Loan Fund Grant Application

Dear Judge Hyde:

This letter serves as the Arkansas Department of Environmental Quality's acknowledgement that the Pulaski County Brownfields Program, Pulaski County, Arkansas intends to apply for the above referenced grant.

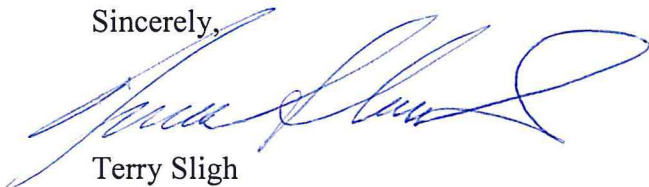
The Revolving Loan Grant, if awarded, will facilitate continued community-wide assessment work already in progress throughout the Pulaski County/Central Arkansas area. It is our understanding this grant, if awarded, will target areas that have historically been economically impaired with the intentions of revitalizing currently blighted or underutilized properties.

ADEQ has worked closely in the past with brownfield projects in the Pulaski County area and will continue to offer contractor assistance and State oversight to complete Comprehensive Site Assessments under the State response program.

ADEQ would like to offer our support for this application for federal grant funds and best wishes in your endeavors to demonstrate the benefits of redeveloping brownfields in the Pulaski County area.

Please do not hesitate to contact me at (501) 682-0867 or terry@adeq.state.ar.us if further assistance is needed.

Sincerely,



Terry Sligh
ADEQ Brownfield Coordinator

cc: Amber Perry, Region 6, EPA Brownfields
Josh Fout, Pulaski County Brownfields

Attachment C
Legal Opinion Establishing Applicants Authority
Pulaski County Brownfields Coalition
FY16 EPA Brownfields Revolving Loan Fund Grant



Pulaski County

COUNTY ATTORNEY

ADMINISTRATION BUILDING
201 SOUTH BROADWAY, SUITE 400
LITTLE ROCK, ARKANSAS 72201
501-340-8285
501-340-8282 FAX

November 9, 2015

CITIES

ALEXANDER

CAMMACK VILLAGE

JACKSONVILLE

LITTLE ROCK

MAUMELLE

NORTH LITTLE ROCK

SHERWOOD

WRIGHTSVILLE

Mr. Fredrick Love, Director
Pulaski County Community Services
201 South Broadway, Suite 220
Little Rock, AR 72201

Re: FY16 EPA Brownfields RLF Grant

Mr. Love:

This letter is written in response to your request that this office provide two legal opinions regarding the above referenced grant.

First, you have asked that we opine as to Pulaski County's authority to "access and secure sites in the event of an emergency or default of a loan agreement or non-performance under a sub grant." It is my understanding, that in the event of an emergency, the Pulaski County Office of Emergency Management (OEM) has the authority to secure the site and render it "safe." In performance of its tasks, OEM coordinates with the Arkansas Department of Environmental Quality (ADEQ). If OEM cannot render a site "safe," the Director of ADEQ has the authority to "enter upon the affected property for the purpose of collecting information and for initiating and implementing appropriate response actions." Ark. Code Ann. §8-7-408. With regard to the issue of securing sites in the event of default of a loan agreement or non-performance under a sub grant, I will address those situations in the following discussion.

Secondly, you have asked that we opine as to the County's authority to perform the actions necessary to manage a revolving loan fund. The County Judge, as the chief executive officer of the County, is authorized to accept, on behalf of the county, gifts, grants, and donations of real or personal property for use of the county, including grants from the federal government, from other public agencies, or from private sources. Ark. Code Ann. § 14-14-11 02.

In addition, the Pulaski County Quorum Court created the "Pulaski County Brownfield Revolving Loan Fund Committee" in 2006 pursuant to Ark. Code. Ann. §14-14-704. (See attached Ordinance 06-0R-53). In this ordinance, the Pulaski County Quorum Court granted the Committee the authority to perform "all other duties for the effective administration of the grant in according to the guidelines and conditions set out by EPA and according to Federal and State law." Furthermore, this Committee, pursuant to Ark. Code Ann. § 14-14-705 is

UNINCORPORATED
AREA

600 SQUARE MILES

MILITARY
BASES

LRAFB

CAMP ROBINSON

considered a "body politic" with the power to "contract and be contracted with and sue and be sued."

I hope that this answers any questions you may have. If you require further clarification, please feel free to contact me at the number listed above.

Kindest regards,



Amanda M. Mitchell
Pulaski County Attorney

1 Author: County Attorney's Office Item No.: 06-I-77A
2 Sponsors: Honorables Patricia Dicker, 2006 OCT -4 Ordinance No.: 06-OR-53
3 Dan Greenberg, Jeff Rollins, Charles Roberson,
4 Ann McCaleb, Steve Goss and Phil Stowers
5 CIRCUI-COUNTY CLERK
6

7
8 **EMERGENCY ORDINANCE**

9 **BE IT ENACTED BY THE QUORUM COURT OF THE COUNTY OF PULASKI,**
10 **STATE OF ARKANSAS, AN ORDINANCE TO BE ENTITLED:**

11 **AN ORDINANCE CREATING A COUNTY ADMINISTRATIVE BOARD FOR**
12 **THE PURPOSE OF ADMINISTERING THE PULASKI COUNTY**
13 **BROWNFIELD REVOLVING LOAN FUND; FOR CONFIRMATION OF**
14 **BOARD MEMBERS; AND FOR OTHER PURPOSES.**

15
16 **Whereas,** Arkansas Code Ann. §14-14-705 authorizes County Administrative
17 Boards to be established by the Quorum Court, with members to be
18 appointed by the County Judge and confirmed by the Quorum Court; and
19

20 **Whereas,** Pulaski County has received a grant from the Environmental Protection
21 Agency ("EPA") for a Revolving Loan Fund to clean up for Brownfield
22 properties; and
23

24 **Whereas,** A "Brownfield" is defined as real property, the expansion, redevelopment,
25 or reuse of which may be complicated by the presence or potential
26 presence of a hazardous substance, pollutant, or contaminant.; and
27

28 **Whereas,** Cleaning up and reinvesting in Brownfield properties improves and
29 protects the environment and rehabilitates the property to improve
30 economic development.
31

32 **NOW, THEREFORE, BE IT ORDAINED** by the Quorum Court of Pulaski County,
33 **Arkansas:**
34

35 **Article 1.** There is hereby created the "Pulaski County Brownfield Revolving Loan
36 Fund Committee" to be appointed by the Pulaski County Judge and
37 confirmed by the Quorum Court.
38

39 **Article 2.** The Pulaski County Brownfields Revolving Loan Committee shall have
40 five (5) members, one from North Little Rock, one from Little Rock, one
41 from Pulaski County, and two members employed by area banks, who
42 shall serve five year terms.
43

44 a) The initial appointment of the Committee shall provide for the
45 appointment of one (1) member for a one year term, one (1)
46 member for a two year term, one (1) member for a three year term,
47

2006 OCT -4 PM 2: 39

Item No.: 06-I-77A

Ordinance No.: 06-OR-53

Page 2 of 3

PAT O'BRIEN
CIRCUIT-COUNTY CLERK

one (1) member for a four year term, and one (1) member for a five year term, and

- b) No member shall be appointed for more than two (2) consecutive terms and all persons appointed to the Board shall be qualified electors of Pulaski County.

Article 3. The County Judge has appointed the following members, to be confirmed by the Quorum Court, with the terms set out herein:

- (a) Josh Malone, Assistant Vice-President, Metropolitan National Bank, one (1) year term;
- (b) Hillis Schild, Vice President of Community Development, Regions Bank, two (2) year term;
- (c) Odies Wilson, III, Representative of City of Little Rock, three (3) year term;
- (d) Robert Voyles, Representative of City of North Little Rock, four (4) year term; and
- (e) Tom Ezell, Representative of Pulaski County, Arkansas, five (5) year term.

Article 4. Duties. The duties of the Pulaski County Brownfields Revolving Loan Committee shall be as follows:

- (a) The Committee shall accept all applications for funds from the Brownfield revolving loan fund;
- (b) The Committee shall, in its discretion, approve or deny all applications for funds from the Brownfield revolving loan fund;
- (c) The Committee shall set the terms and conditions, including, but not limited to, interest rates for repayment and length of time for repayment of all loans made from the EPA revolving loan fund for Brownfield cleanup;
- (d) The Committee shall elect from its members a Chairman and all decisions of the Committee shall be made by majority vote;

FILED

2006 OCT -4 PM 2:39

PAT O'BRIEN
CIRCUIT-COUNTY CLERK

Item No.: 06-I-77A

Ordinance No.: 06-OR-53

Page 3 of 3

- (e) The Committee shall vote on each loan application and contract with borrowers for repayment of such loans according to the terms and conditions established;
- (f) The Committee shall be allowed to charge administrative and/or application fees. The Committee shall, by majority vote, establish such fees; and
- (g) The Committee shall perform all other duties for the effective administration of the grant according to the guidelines and conditions set out by EPA and according to Federal and State law.

Article 5. SEVERABILITY. If any part of this Ordinance is held invalid, such invalidity shall not affect any other portion of this Ordinance.

Article 6. REPEALER. All laws and parts of laws in conflict with this Ordinance are hereby repealed.

Article 7. EMERGENCY. In order to promote the public peace, safety and welfare of the citizens of Pulaski County, Arkansas, an emergency is declared to exist and this Ordinance shall be in full force and effect upon passage and approval.

ATTEST: Pat O'Brien

APPROVED: Hoyd J. Williams

DATE: 10/3/06

DATE: 10/2/06

Attachment D
Letters of Commitment from Community Organizations
Pulaski County Brownfields Coalition
FY16 EPA Brownfields Revolving Loan Fund Grant



ARGENTA DOWNTOWN COUNCIL

301 Main Street, Suite 203
North Little Rock, AR 72114

(501) 993-1234

www.argentadc.org

Board of Directors

Harry Hamlin - Chairman
Mitchell Williams Law Firm
Holly Fish, Vice Chairman
EGP, PLLC
Kyle Pitts, Treasurer
Iffrah Financial Services
Chris Kent - Secretary
Resident
James Alger
Delta Trust
Joseph Brajcki
Resident
Phyllis Britton
Arkansas Times
Gary Clements
Clements & Assoc. Architects
John Crow
107 Liquor
Josh Davenport
Seal Corporation
Louis France
Reno's Argenta Café
John Gaudin
Argenta Wealth Management
Fletcher Hanson
Newmark Grubb Arkansas
Bob Hardin
Hardin & Grace, PA
Charlie Hart
Resident
Ashley Hight
NLR Chamber of Commerce
Michelle Ketzscher
Resident
Tom Marr
Dept. of Arkansas Heritage
Russ Melton
Diamond Bear Brewing Co.
Greg Nabholz
Nabholz Properties
Larry Pennington
Pennington Studio/Claytime Pottery
Thomas Pownall
Thomas Engineering
Dr. Kathleen Rea
Regeneration Fitness
Bob Stroud
Foundation Pro

October 15, 2015

Barry Hyde
Pulaski County Judge/CEO
201 South Broadway
Little Rock, AR 72201

Dear Judge Hyde:

The Argenta Downtown Council is happy to provide this letter to express our commitment to the Pulaski County Brownfields for the FY16 EPA Revolving Loan Fund Grant. We look forward to assisting the Pulaski County Brownfields in the implementation of this grant.

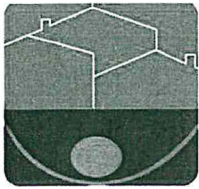
The Argenta Downtown Council (ADC), founded in 2007 by local business and property owners, is committed to providing an environment for economic development to occur and to support the local business in the Argenta Arts District. The organization is recognized as a leader, advocate and resource in assuring that downtown is a safe, clean, green and vital place. The ADC served as ambassador to the Argenta District Master Plan adopted by the City of North Little Rock.

The ADC will work with the Brownfields to provide community outreach to all the stakeholders and property owners to make a plan which is not only beautiful but also can realistically be developed. The plan includes retail and office with a strong emphasis on creating a sustainable and diverse neighborhood.

The Pulaski County Brownfields enjoys the strongest support of the Argenta Downtown Council for their Revolving Loan Fund application submission. This is an ideal opportunity for continued partnerships for better community.

Sincerely,

Donna Hardcastle
Executive Director



Better Community Development, Inc.

Rebuilding Lives. Restoring Communities.
www.bcdinc.org

November 23, 2015

Judge Barry Hyde
County Judge/CEO
201 S. Broadway, Suite 220
Little Rock, AR 72201

Judge Hyde,

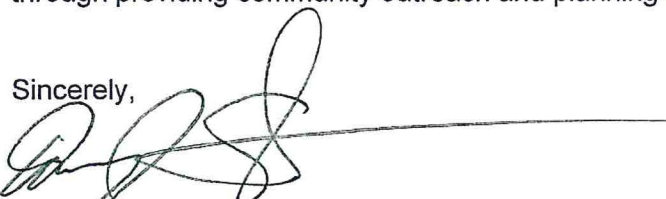
Better Community Development, Inc. (BCD) is pleased to be a community partner with the Pulaski County Brownfields in its application for the EPA Brownfields Assessment and Revolving Loan Fund Grants to assist with the identification and redevelopment of brownfield sites within the 12th Street Corridor neighborhood in Little Rock, Arkansas.

Since 1981, BCD has served the disadvantaged of Little Rock's 12th Street Corridor. Originally founded as Black Community Developers, the organization changed its name to Better Community Development to reflect the inclusive nature of BCD's programs.

Not only does BCD impact the lives of individuals; its programs also invest in the community's physical infrastructure by building affordable housing for low-to-moderate income families. BCD's Affordable Housing Program is certified by the Arkansas Development Finance Authority to provide monthly homebuyer-education courses. Participants become eligible for state grants to assist with home buying costs; instructors are volunteers from four area banks who also review the curriculum as needed. In addition, Better Community Development has partnered with the Pulaski County Brownfields to ensure that the redevelopment sites are environmental safe for its future residents.

Today, BCD is expanding its reach and vision to include even more important challenges facing the community, like the latest expansion, the Empowerment Center. The center provides a beautifully revitalized facility for career training, life skills training, technology training, and a focus on environmental issues right in the heart of the same neighborhood where the BCD was created.

Better Community Development, Inc. fully supports this grant and commits to assisting the Pulaski County Brownfields in the revitalization of 12th Street Corridor through providing community outreach and planning assistance.

Sincerely,


Mr. Darryl Swinton
Director of Housing, Weatherization & Economic Development
Better Community Development, Inc.

ADMINISTRATIVE OFFICE

3805 W. 12th, Suite 203
Little Rock, AR 72204
501.379.1578
501.379.1577 Fax
bcdinc@bcdinc.org
www.bcdinc.org

BCD Affordable Housing
501.379.1539
501.379.1561

**BCD Weatherization
Program**
501.379.1561
501.379.1539

EmPowerment Center
3604 W. 12th Street
Little Rock, AR 72204
501.663.7223
501.663.7228 Fax

Hoover Treatment
501.663.4774

EmPowerment Village
501.353.2417

Will's House
1200 Valentine Street
Little Rock, AR 72204
501.663.7221
501.663.7818 Fax



November 18, 2015

Honorable Barry Hyde
Pulaski County Judge/CEO
201 S. Broadway, Suite 220
Little Rock, AR 72201

Judge Hyde,

The Downtown Little Rock Partnership is pleased to be a commitment partner with the Pulaski County Brownfields Program in its application for the EPA Brownfields Revolving Loan Fund Grant to assist with the remediation and redevelopment of brownfield sites within Downtown Little Rock, Arkansas.

The Downtown Little Rock Partnership is a non-profit, membership-based organization solely dedicated to developing and promoting downtown Little Rock as a high-energy urban environment to live and work, as well as a vibrant national and international tourist destination. This grant will meet these goals by removing a source of blight, meeting existing demand for well-located office and creative space, adding new jobs and businesses downtown, and adding new amenities for tourists, workers, and residents.

The newly created Main Street Creative Corridor has gotten a lot of attention in the press and among local artists and fine arts organizations. The concept is based on the idea of building on the existing creative presence downtown by attracting visual and performing artists to a centralized area where they can create and display their work while creating amenities and jobs for local businesses and residents. These previously vacant Main Street buildings form the core of the Main Street Creative Corridor. Organizations representing over 50 working artists have toured the buildings and expressed strong interest in relocating there once the buildings are free from environmental hazards. The cleanup and renovation of these buildings have a huge impact on the revitalization of downtown Little Rock.

The Downtown Little Rock Partnership fully supports this grant and commits to assisting the Pulaski County Brownfields Program through community outreach and assisting in clean-up planning.

Sincerely,

A handwritten signature in black ink, appearing to read "Gabe Holmstrom".

Gabe Holmstrom
Executive Director

Defining Downtown

423 MAIN STREET P.O. BOX 1937 LITTLE ROCK, ARKANSAS 72203 PHONE 501.375.0121 FAX 501.375.1377

WWW.DOWNTOWNLR.COM

November 25, 2015

Judge Hyde,

I am writing this participation letter for Pulaski County Brownfields for the EPA Revolving Loan Fund Grant. I am pleased to do so based on the program's exemplary performance with past grants and recognizing the changed environmental character these projects introduce to neighborhoods and communities, not to mention the gross need for these projects in Pulaski County.

In combatting the brownfields in Pulaski County, the Pulaski County Brownfields Program has provided a substantial contribution to improving environmental conditions in our community, especially for those citizens who have historically been disproportionately burdened by environmental contamination. A cursory review of their successes in changing the disposition of brownfields in our community to productive properties provides evidence of their past and continuing efforts to mediate these properties. Moreover, these remediated properties aid the entire community by mitigating the dangerous effect of industrial by-products and returning these properties to productive uses in our community – the epitome of the brownfields remediation effort.

Given the historical significance of our community and recognizing this past has only been aggravated by vacant, blighted areas that have segregated communities of color from the larger community, I cannot think of a more deserving investment for these communities. The mitigation of these spoiled properties can immediately change the ecological characteristics of communities and spawn newfound, productive uses of these properties that impact the long-term prospects of these neighborhoods and people, thus place. As an Institute sharing similar community research experience, our researchers are prepared to cooperate and collaborate on this project. With the experience of key personnel in community, placed-based research and environmental policy (brownfield evaluation specifically), we are natural partners to move forward with the program on this effort.

Finally, given the background, training, and track record of the Pulaski County Brownfields Program, I have no doubt that the program can successfully conduct and complete this proposed work. Thus, as one familiar with and published in this environmental arena, I fully endorse the proposal enthusiastically, without reservation.

Respectfully,



Hunter Bacot

Director, Institute of Government
Professor of Public Administration



UNIVERSITY DISTRICT BUILDING
2801 SOUTH UNIVERSITY AVENUE
LITTLE ROCK, AR 72204
501.683.7356
uddclittlerock.org

December 2, 2015

Barry Hyde, County Judge
Pulaski County
201 S. Broadway
Little Rock, AR 72201

Re: Brownfields Revolving Loan Fund Grant & EPA Hazardous Assessment Grant
Application by Pulaski County, Arkansas

Dear Judge Hyde:

The University District Development Corporation is committed to the Pulaski County Brownfields' grant applications for the EPA Hazardous Assessment Grant and for the Revolving Loan Fund, and will assist the program in planning and community engagement. Assistance will include lending my expertise and experience engaging the communities within the University Development District in Little Rock, Arkansas. The 3.5 square mile University District centers on S. University Avenue south of I-630 and includes the neighborhoods and commercial areas in close proximity to the University of Arkansas at Little Rock campus.

These areas were developed mostly in the post WWII era and were built out by 1970. Most of the commercial facilities are now 50 years old. Many are obsolete and experience deferred maintenance. At the time of their construction, building codes and standards were not nearly as environmentally stringent as today. Many of these sites have been impacted significantly by automotive repair and salvage yard operations. Consequently, any redevelopment likely involves building sites that have some soil contamination. Thus, the Brownfields assessments and revolving loan funds are essential to progress in the University District area.

Please contact me at 501-683-7358 for any additional information needed.

Sincerely,

A handwritten signature in black ink that reads "Ron Copeland". The signature is fluid and cursive, with a large, stylized "R" and "C".

Ron Copeland, Executive Director

Attachment E
Leveraging Documentation
Pulaski County Brownfields Coalition
FY16 EPA Brownfields Revolving Loan Fund Grant

Pulaski County Urban Round III Empowerment Zone

Want More Information?

Census Tracts

HUD Metadata for Mapping

Application Summary

Community Renewal

RC/EZ/EC Address Locator

Pulaski County

Empowerment Zone

Contact:

Ms. Sharon Priest, Executive Manager
Downtown Little Rock Partnership
Lafayette Building
523 South Louisiana, Suite 305
Little Rock, AR 72203

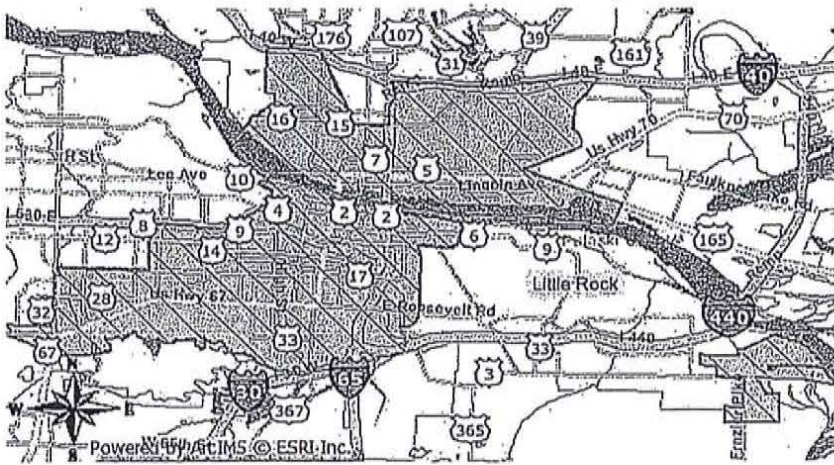
Mailing Address

423 Main Street
PO Box 1937
Little Rock, AR 72203

Phone: (501) 375-0121


Fax: (501) 375-1377


Email





Legend


RC/EZ/EC Areas


 Renewal Community


 Empowerment Zone

 Selected RC/EZ/EC area

 Enterprise Community

 Enhanced Enterprise Community

 Enterprise Zone

 Enterprise Zone and Enterprise Community

PULASKI COUNTY, ARKANSAS - EMPOWERMENT ZONE ROUND III

Application Summary

The Pulaski County's designation as an Empowerment Zone represents a collaborative effort between Little Rock and North Little Rock, which are separated by the Arkansas River. In bridging this geographic separation, the applicant's vision is to create a "community of opportunity that connects the neighborhoods on both sides of the river".

This Empowerment Zone consists of 15 census tracts with 9 having a poverty rate from 35% to 49% and one with a poverty rate over 50%. The remaining 5 tracts have poverty rates from 21% to 33%. The nominated area is one of continuing population decline. In the last decade alone, the nominated area has lost almost 7,500 residents, which has seriously eroded the nominated area's future for a solid economic foundation and supportive social infrastructure. Particularly foreboding are the nominated area's indices regarding unemployment and lack of higher education.

There are two notable areas in the application. The first is the applicant's Tax Incentive Utilization Plan (TIUP) that clearly details how it proposes to market each of the authorized tax incentives to businesses, particularly in using the Empowerment Zone Wage Credit. Within its TIUP, the applicant presents a 2-year implementation plan that includes contracting with professional tax counseling and marketing entities to provide tax classes, workshops, business tax utilization assistance, and marketing campaigns. They estimate a 2-year budget of \$300,000 and state targeted outputs for each year (e.g., number of businesses assisted, workshops conducted, or jobs that utilize tax incentives).

Pulaski County demonstrates a successful marketing strategy through the creation of a Tax Incentive Utilization Committee within its governance board. This EZ identified a diverse range of potential partners to ensure successful implementation, including state and local agencies, educational centers, and nonprofit organizations.

*Pulaski County is a Round I Enterprise Community designee

List of Current Empowerment Zones and Updated Contact Information

In line with IRS Notice 2013-38, the Empowerment Zones (EZ) were directed to contact the Internal Revenue Service (IRS) by July 29, 2013 if they did not want to accept the EZ designation extension. The list provided in the table below includes the EZs that have elected to accept the EZ designation extension provided through § 327(c) of the American Taxpayer Relief Act of 2012, Pub. L. 112-240, 126 Stat. 2313 (January 2, 2013) (ATRA).

Under this extension, businesses in these EZ communities have the opportunity to utilize the available EZ tax incentives until December 31, 2013 and for more information about each tax incentive please refer to the updated **EZ Tax Incentives Summary Chart**. Included in the table below is the updated contact information for each zone. If this contact information is incorrect or incomplete, please send an email to **OCRTaxCredit@hud.gov** summarizing the revisions that need to be made.

EZ Community		Contact Information	
Baltimore	MD	Rachel Edds	410-783-4400 redds@mail.ebmc.org
Boston	MA	Sheila Dillon	617-635-4352 sdillon.dnd@cityofboston.gov
Chicago	IL	Brad McConnell	312-744-9143 brad.mcconnell@cityofchicago.org
Cincinnati	OH	Eric Denson	513-352-4981 eric.denson@cincinnati-oh.gov
Cleveland	OH	Steve Martinek	216-664-4503 smartinek@city.cleveland.oh.us
Columbia/Sumter	SC	Felicia Maloney	803-255- fmmaloney@columbiasc.net

			8129	
Columbus	OH	John Beard	614-251-0926	jbeard@colscompact.com
Cumberland County	NJ	Jeannine MacDonald	856-696-5660	jeanninec@cezcorp.org
Detroit	MI	Brian Watkins	313-224-9973	bwatkins@detroitmi.gov
El Paso	TX	Isela Robinson	915-541-4629	robisonie@elpasotexas.gov
Fresno	CA	Kelly Trevino	559-621-8426	kelly.trevino@fresno.gov
Gary/Hammond/East Chicago	IN	Scott Upshaw	219-886-9047	scott.upshaw@gechezone.org
Huntington/Ironton	WV/OH	Cathy Burns	304-781-1678	cburns@rcbi.org
Jacksonville	FL	Joseph Whitaker	904-630-1624	josephw@coj.net
Knoxville	TN	Mark Rigsby	865-215-2235	mrigsby@cityofknoxville.org
Los Angeles	CA	Robert Sainz	213-744-7396	Robert.Sainz@lacity.org
Miami/Dade County	FL	Lori Weldon	305-375-3623	loriw@miamidade.gov
Minneapolis	MN	Jeff Schneider	612-673-5124	Jeffrey.Schneider@minneapolismn.gov
New Haven	CT	Heather Rosenberg	203-946-5889	HRosenb@newhavenct.net
New York	NY	Marion Phillips	212-803-3240	mphillips@esd.ny.gov
			757-	

Norfolk/Portsmouth	VA	Meisha Holmes	664-4186	meisha.holmes@norfolk.gov
Oklahoma City	OK	Steven Rhodes	405-297-2009	steve.rhodes@okc.gov
Philadelphia/Camden	PA/NJ	Aiisha Herring-Miller	215-683-2152	aiisha.g.herring@phila.gov
Pulaski County	AR	Sharon Priest	501-375-0121	spriest@downtownlr.com
San Antonio	TX	Ruben Davila	210-207-8080	ruben.davila@sanantonio.gov
Santa Ana	CA	Deborah Sanchez	714-565-2621	DSanchez@santa-ana.org
St. Louis/East St. Louis	MO/IL	Kevin Wilson	314-621-0816	wilsonkr@missouri.edu
Syracuse	NY	Carl Thomas	315-448-8471	cthomas@syrgov.net
Tucson	AZ			
Yonkers	NY	Mary Alice Brady	914-377-6136	maryalice.brady@yonkersny.gov

Welcome to the Community Renewal Initiative

Introduced in 1993, the Empowerment Zone (EZ), Enterprise Community (EC), and Renewal Community (RC) Initiatives sought to reduce unemployment and generate economic growth through the designation of Federal tax incentives and award of grants to distressed communities. Local, Tribal, and State governments interested in participating in this program were required to present comprehensive plans that included the following principles:

- Strategic Visions for Change,
- Community-Based Partnerships,
- Economic Opportunities, and
- Sustainable Community Development.

Communities selected to participate in this program embraced these principles and led projects that promoted economic development in their distressed communities.

The EZ/EC initiative was implemented in the form of three competitions authorized by Congress in 1994 (round I), 1998 (round II), and 2001 (round III). These communities utilized HUD's PERMS system to create Implementation Plans and develop Annual Reports, which can be publically accessed [here](#) and overall, display extensive community and economic development impacts in these distressed communities.

The EC designation expired in 2004 and EZ and RC designations generally expired at the end of 2009. However, the Tax Relief, Unemployment Insurance Reauthorization, and Job Creation Act of 2010, Pub. L. No. 111-312 extended the Empowerment Zone and DC Enterprise Zone designations to December 31, 2011.

Following the end of the EZ designation extension on December 31, 2011, the American Taxpayer Relief Act (ATRA) of 2012, signed into law by President Obama on January 2, 2013, provided for an extension of the Empowerment Zone designations until December 31, 2013.

What's New

NEW [List of Current Empowerment Zones and Updated Contact Information](#)

NEW [EZ Tax Incentives Summary Chart](#)

[EZ Tax Incentives Webcast PowerPoint Slides](#)

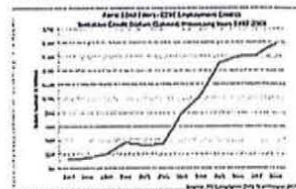
[Instructions for Renewing EZ Designation \(Slide\)](#)

[Empowerment Zone Designation Extension - IRS NOTICE 2013-38](#)

[HUD and IRS Announce Empowerment Zone Tax Incentives Webcast Scheduled for May 30, 2013](#)

The Federally designated Empowerment Zones have been extended to 12/31/2013 by the American Taxpayer Relief Act of 2012, H.R. 8; however, the State or local government must agree to amend and extend the EZ designation through a Memorandum of Agreement before business taxpayers can file for tax incentives for calendar years 2012 and 2013.

[IRS data on EZRC credits: 1997-2008](#)



[Tax Incentives Assist Academy](#)



[2 new restaurants](#)

[EZ/RC Good Stories](#)

[Related Information](#)

The ATRA of 2012 did not extend the designation of the DC Enterprise Zone.

For the EZ designation extension, IRS Notice 2013-38 issued on May 29, 2013 (see link under the "What's New" heading on the left) explained a one step process stating that *"any nomination for an Empowerment Zone that was in effect on December 31, 2009, is deemed amended to provide for a new termination date of December 31, 2013, unless the nominating entity sends written notification to the IRS by July 29, 2013."*

For a list of all active EZ communities and up to date contact information please visit the **EZ Communities** webpage.

Are you in an Empowerment Zone or Renewal Community? Check one address or hundreds using the **Address Locator**.

EZ and RC Tax Incentives
Create Valuable HUD-IRS Partnership
Community Renewal and Tax Incentives Publications
EZ/RC/EC Communities -
your source for maps, contacts, census tracts, and more.

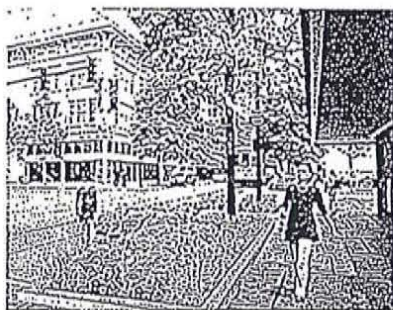
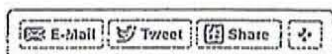
Helpful Tools

Spotlight on Results:
Capturing Successes in Empowerment Zones and Renewal Communities
more...
Community Connections
Final Rule on Performance Standards for Utilization of Empowerment Zone Grant Funds
HHS EZ/EC program website
Q&As on EZ/RC Tax Incentives
Questions on HUD's EZ/RC Programs? Call (202) 708-6339 or e-mail us at **OCRTaxCredit@hud.gov**
Search EZ/RC/EC Plans and Reports



Growing Green - A Capital Idea

Posted by Bob Perciasepe on August 29, 2011 at 05:05 PM EST



A redesign option for Main Street in Little Rock that incorporates rain gardens and improved crosswalks. (Courtesy the U.S. Environmental Protection Agency) August 29, 2011. (by Environmental Protection Agency)

Over the last year, federal, state and city workers in Little Rock, Arkansas, have been working with residents and businesses to develop design ideas that turn vacant lots into pocket parks, line streets with mini gardens, and expand an existing trolley line. Along with making the city a healthier place to live and work by cutting back pollution and capturing stormwater, these green changes also bring the potential to attract new businesses and new jobs to the area, all while facilitating new and better housing and transportation choices for families.

Little Rock looks forward to the day when a bustling Main Street will connect to the newly-revitalized River Market District—which after years of decay now boasts new parks, businesses, homes and museums, thanks to public and private investments and smart design concepts now being replicated throughout the city.

EPA has been part of Little Rock's progress through our Greening America's Capitals program, an effort to help America's capital cities turn their visions of a more prosperous future into reality. Across America, EPA is partnering with communities to not only improve our health and the health of our environment, but also to create places where businesses want to invest and families want to live and grow.

This month we announced five additional partner communities participating in the Greening America's Capitals program: Montgomery, Alabama; Phoenix, Arizona; Washington, DC; Jackson, Mississippi; and Lincoln, Nebraska. These capital cities join Little Rock and a host of other cities throughout the nation in our work to create jobs, enhance the quality of life for residents and use public investments wisely through sustainable design and green development.

Greening America's Capitals is just one of the many actions we're taking through our Partnership for Sustainable Communities, a collaboration with the Departments of Housing and Urban Development and Transportation. This partnership recognizes that our communities benefit when we work together to align our transportation investments with our affordable housing investments and our environmental protection efforts. This smart approach to growth makes it easier for residents to live closer to jobs, schools and recreation, saving households time and money in transportation costs while reducing pollution and making cities more economically and environmentally sustainable.

Bob Perciasepe is the Deputy Administrator of the Environmental Protection Agency



YOUR FEDERAL TAXPAYER RECEIPT



WHITE HOUSE BLOGS

The White House Blog
Middle Class Task Force
Council of Economic Advisers
Council on Environmental Quality
Council on Women and Girls
Office of Intergovernmental Affairs
Office of Management and Budget
Office of Public Engagement
Office of Science & Tech Policy
Office of Urban Affairs
Open Government
Faith and Neighborhood Partnerships
Social Innovation and Civic Participation
US Trade Representative
Office National Drug Control Policy

CATEGORIES

AIDS Policy
Blueprint for an America Built to Last
Civil Rights
Defense
Disabilities
Economy
Education

EPA Improves Water Quality and Infrastructure in Arkansas

(08/28/2014)

DALLAS – (Aug. 28, 2014) The U.S. Environmental Protection Agency (EPA) has awarded \$9,165,000 to the Arkansas Natural Resources Commission (ANRC) for projects such as replacing sewer lines, improving wastewater treatment facilities, and upgrading collection systems. The grant is part of EPA's Clean Water State Revolving Fund (CWSRF), a program that provides low-interest, flexible loans to municipalities and rural water districts.

For 25 years, the CWSRF has served as the nation's largest source of water-quality financing, helping communities improve water quality, protect aquatic wildlife, protect and restore drinking water sources, and preserving our waters for recreational use. In recent years, CWSRF programs have provided about \$5 billion per year to fund projects for wastewater treatment, nonpoint source pollution control, and watershed and estuary management.

Over 40 years ago, Congress passed the Clean Water Act to protect rivers, lakes, bays, wetlands and coastal waters. Streams and wetlands benefit communities by trapping floodwaters, recharging groundwater supplies, removing pollution and providing habitats for fish and wildlife. Families and farms located downstream understand the importance of healthy headwaters upstream. One in three Americans get their drinking water from public systems that rely on seasonal and rain-dependent streams. EPA is taking public comment on a rule to help protect our Nation's waters. For more information please visit: www.epa.gov/uswaters.

For more information about EPA's Clean Water State Revolving Fund program:
http://water.epa.gov/grants_funding/cwsrf/cwsrf_index.cfm

Connect with EPA Region 6:

On Facebook: <https://www.facebook.com/eparegion6>

On Twitter: <https://twitter.com/EPAregion6>

Activities in EPA Region 6: <http://www.epa.gov/aboutepa/region6.htm>

###

Contact Info: Joe Hubbard or Jennah Durant at 214-665-2200 or r6press@epa.gov

SUB-GRANT AGREEMENT SGA 353
BETWEEN
ARKANSAS NATURAL RESOURCES COMMISSION
AND
THE City of Little Rock

Water Quality Demonstration and Educational Program for Main Street Little Rock

GRANT # C9996103-20
PROJECT 12-600

SECTION 1. - PURPOSE

The purpose of this Sub-Grant Agreement is to establish the responsibilities of the Arkansas Natural Resources Commission (Commission) and the City of Little Rock necessary to complete a cooperative nonpoint source pollution prevention project.

The overall goal of this project is to demonstrate the benefits of rain gardens and other water filtrations through the use of clean water initiatives and educate the community about such..

SECTION 2. - GENERAL

The Commission is the recipient of a grant from the US Environmental Protection Agency (EPA) to be used for implementation of the project. A requirement of the grant is that state and local funds also be secured. The following is a summation of funding requirements.

SUMMARY OF FUNDS

<u>Source</u>	<u>Amount</u>
Funds provided to City of Little Rock	
EPA Grant # C9996103-20	\$900,000
ANRC (2RG-04)TOTAL	\$0
TOTAL	\$900,000
Funds provided by the City of Little Rock (Cash or In-Kind)	
(In-Kind)	\$678,950
TOTAL Match	\$678,950
TOTAL Project Cost	\$1,578,950

MANAGE YOUR AWARD

My Grant At A Glance

Grant Number: 11-4292-7106 CFDA #: 45.024



General Information

Grantee: City of Little Rock, Arkansas
 Grant Period: 10/01/2011 - 09/30/2012
 Grant Amount: \$75,000
 Project Description: To support the design phase for a creative cultural corridor on Main Street in Little Rock.
 Intended Outcome: The arts contribute to the strengthening of communities.



Payment Request Activity

Total Grant Funds Requested: \$75,000
 Balance: \$0

Request Received *	Date Sent to NEA Finance Office **	Amount
12/24/2012	03/18/2013	\$75,000
12/21/2012		

* A date in this field means the NEA's Grants & Contract Office RECEIVED your request and it is pending review. Generally, requests are reviewed within 30 days of receipt.

** The date in this field indicates when your request was APPROVED and sent to the NEA Finance Office for final PROCESSING and payment. Generally, payment is made within 20 days from this date. To verify receipt of funds, contact your financial institution. Be sure to request confirmation of an ACH (Automated Clearinghouse) transfer, not a wire transfer.



Final Report Material

Date Final Report(s) are due: 12/29/2012

Final Descriptive Report (FDR):

FDR Part I & II Received: 12/27/2012

FDR Part III, GEO Received*: 12/21/2012

Federal Financial Report (FFR) Received: 12/27/2012

*Received date for the Online GEO will not appear until the day following completion of the online report.

Note: March 31st, August 29th, and September 28th are heavy deadlines for final reports - it may take several days for reports to be logged in. Please be patient and do not send duplicate reports.



Grantee History

To display a list of your NEA grants, press HISTORY REPORT.

(OPTIONAL) Enter a range in years.

NOTE: INFORMATION BEFORE 1984 CANNOT BE ACCESSED.

Start Year (4-digit number): End Year (4-digit number):

To look up another award, type the 10-digit grant number below and hit ENTER.

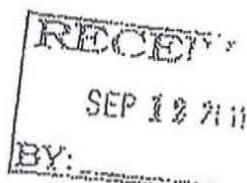
- -

NOTE: All applicable instructions and forms are available here.

If you experience problems using My Grant At A Glance, contact the Web Manager.



ART WORKS.
arts.gov



Mr. Bruce T. Moore
Authorizing Official
City of Little Rock, Arkansas
500 West Markham Street
Little Rock, AR 72201-1415

SEP 07 2011

Dear Mr. Moore:

On behalf of the National Endowment for the Arts, it is a pleasure to inform you that your organization has been awarded a grant.

<u>Grantee:</u>	City of Little Rock, Arkansas	
<u>Grant #:</u>	11-4292-7106	<u>CFDA #:</u> 45.024
<u>Grant Amount:</u>	\$75,000	
<u>Period of Support:</u>	October 1, 2011 to September 30, 2012	
<u>Discipline/Program:</u>	Design - Our Town	
<u>Grant Project:</u>	To support the design phase for a creative cultural corridor on Main Street, Little Rock, as described in your application (A11-933840) and the enclosed project budget.	

Please refer to the enclosed Special Terms that are applicable to this grant.

Award materials are available online at www.arts.gov/manageaward. The *General Terms & Conditions* provide detailed information concerning the Endowment's regulations and procedures, the administrative requirements that apply to your grant, and your responsibilities as a grantee. Instructions for requesting grant funds and reporting on your project are also online. General information about this award can be found at www.arts.gov/mygrant.

If you have any questions regarding the administrative requirements of this grant, our Grants & Contracts Office staff will be happy to assist you. They may be reached at (202) 682-5403.

Congratulations on your grant award!

Sincerely,

Rocco Landesman
Chairman

Enclosures

National Endowment for the Arts
The Nancy Hanks Center
1100 Pennsylvania Avenue NW
Washington DC 20506-0001

NATIONAL ENDOWMENT FOR THE ARTS

PROJECT BUDGET

Grantee: City of Little Rock, Arkansas

Grant #: 11-4292-7106

Important Information:

This budget is derived from your application, revised budget, and/or other communication as noted below. Expenditures on your project should be in general agreement with this budget. Deviation without prior NEA approval will be limited to the standards outlined in the *General Terms & Conditions* and the provisions of circulars A-110 or A-102, whichever is applicable. It is understood that costs included below may be estimates and that actuals will be reported on all payments requests and financial reports.

All costs must be incurred within the project period specified in your award letter. This budget cannot include overlapping project costs with any other Federal grant (direct or indirect). Proper documentation must be maintained for any In-Kind contributions claimed. Unless otherwise indicated in your award letter, this grant must be matched dollar for dollar.

INCOME

Cash: \$ 82,500

In-Kind: \$ 0

Total Contributions: \$ 82,500

NEA Grant: \$ 75,000

Total NEA Grant: \$ 75,000

TOTAL PROJECT INCOME: \$ 157,500

EXPENSES

Direct Costs:

Salaries and Wages: \$ 7,500

Fringe Benefits: \$ 0

Travel: \$ 3,000

Other: \$ 147,000

Total Direct Costs: \$ 157,500

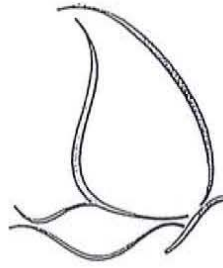
Indirect Costs: \$ 0

TOTAL PROJECT EXPENSES: \$ 157,500

Revised Budget/Application Update Date: 08/25/2011

Notes:

IN-KIND moved to CASH; not a third-party contribution.



Walkable and Livable Communities Institute
1215 Lawrence Street, Unit 001
Port Townsend, WA 98368
Phone: (360) 385-3421
www.walklive.org

June 22, 2012

To: Leesa Freasier, Physical Activity and Nutrition Section Chief
Joy Rockenbach, Act 1220 Coordinator

From: Sarah Bowman, Director of Education
Dan Burden, Executive Director

Cc: Keven Nelson, U.S. Environmental Protection Agency
Lynn Richards, U.S. Environmental Protection Agency
Gary Toth, Project for Public Spaces
Phil Myrick, Project for Public Spaces

Subject: Walkability in Arkansas – Next Steps

Thank you for organizing a successful Walkability Workshop in Bryant, Arkansas! As follow up from the training, the Walkable and Livable Communities Institute (WALC Institute) has prepared this Next Steps Technical Memo and finalized the Walkability Workbook to encourage walkability.

The Walkability Workbook

The U.S. Environmental Protection Agency (EPA) developed the *Sustainable Communities Building Blocks Program* to provide tools and resources to communities to help them achieve their desired development goals, improve quality of life for their residents, and make their communities more economically and environmentally sustainable. One of these tools, the Walkability Workshop, was awarded to the Arkansas Coalition of Obesity Prevention to provide training in Bryant, Arkansas. As background, earlier visits with Arkansas had built up a large reservoir of leaders that were ready for added inspiration and knowledge. The tool found a perfect platform. This "train the trainers" event was aimed at explaining the key principles of walkability so that participants might address built environment obstacles to active living across the state. Based on the lessons learned during this pilot program, the WALC Institute has developed a Walkability Workbook to guide participants through delivery of a walkability workshop. It contains the following elements:

The Facilitator's Guide – This section highlights activities that will take place before, during and after the workshop. Four PowerPoint Presentations are also included to assist in sharing key concepts during the workshop: 1) *Walkability: Making the Case*; 2) *Walkability: Principles, Deterrents and Treatments*; 3) *Practicing Assessment*; and 4) *How To Use the Survey Tool*. You will want to encourage facilitators to adapt these presentations to their audience by adding and/or removing slides. A sample schedule is provided in the Facilitator's Guide and depending on the workshop agenda, some or all of these presentations may be used. You will want to encourage facilitators to customize the workshop to meet the desired outcomes expressed by participants.

The Walking Audit Survey Tool – The survey tool allows participants to document their observations during a walking audit. An example of a completed survey is also provided which should be shared with participants.

The Walkability Toolbox – The toolbox explains key concepts to advance walkability and provides resources for participants to take next steps.

The PowerPoint Notes – In addition to the PowerPoint files above, we have created a PDF that provides notes, comments and resources to assist facilitators in adapting and delivering these presentations. Links to resource documents and websites will provide facilitators with additional information as they prepare their own materials.

These documents are on the attached thumb drive for your use and to share with the trainers in Arkansas. We will be loading the entire Walkability Workbook to our website shortly: www.walklive.org.

Next Steps: Facilitating Walkability Workshops in Arkansas

Leesa Freasier, Physical Activity and Nutrition Section Chief and Co-Chair of the Arkansas Coalition for Obesity Prevention (ARCOP), is the local project coordinator who will oversee continuing efforts in Arkansas. Leesa and Joy facilitated the event in Bryant, Arkansas, which brought together 42 professionals. Leesa and her team will host several walking audits across the state and then hold trainings in communities to teach them how to conduct walking audits and give them the tools to audit their own community.

As of May 2012, the ARCOP Coalition had received requests from six communities requesting walking audits. The dates have not been set yet, but Leesa will keep the WALC Institute informed on progress through email updates. ARCOP will be scheduling walkability workshops and leading walking audits around the state. Leesa Freasier will update the WALC Institute on progress during the next quarter. Additionally, Dan Burden and Sarah Bowman will be leading two walkability workshops with Dianne Morrison of the Hot Springs Metropolitan Planning Organization (MPO) in September 2012 to continue the efforts. Dianne took part in the "train the trainers" event in Bryant. Sarah will update Leesa and Joy when the dates are confirmed.

In addition to the Walkability Workbook, the WALC Institute wanted to provide a response to the following topics which were discussed with the core team following the Bryant training session. During the question and answer session, we spent some time discussing the following topics:

1. How to "grow sight" to complete a fuller assessment

During the training in Bryant, Arkansas, participants wondered how they could hone their skills to assess the built environment to see more, and to learn how to see through the "eyes" of their community. In response to this, the WALC Institute created two PowerPoint presentations. The first presentation, *Walkability: Principles, Deterrents and Treatments* introduces participants to principles, obstacles and treatments that encourage walkability. It includes notes and resources on each slide to assist facilitators in learning more about walkability. The second presentation, *Practicing Assessment*, allows participants to test their assessment before heading out into the field.

2. Working with others: What are best practices in facilitating public processes? What are best practices for working with transportation engineers and other technical staff? How do I identify and bring together others interested in walkability?

In 2012, the WALC Institute created a document with AARP, titled, *From Inspiration to Action: Implementing Projects to Support Active Living*, which speaks to best practices in working with others. It can be downloaded for free here: <http://www.walklive.org/project/implementation-guide/>. In this guide, the topics are addressed: forming a great group; engaging the community and building capacity; working with local government; and funding active living projects. The best practices for working with others and keeping participants motivated are explored and a summary from the chapter on *Forming a Great Group* follows:

- Set goals and criteria for measuring success
- Confirm participants' goals align with the group's goals
- Seek out diversity of people and skill sets
- Match tasks and skill sets
- Recognize all participants as the group's asset and treating them well
- Enable participants to make decisions
- Focus on information sharing
- Invest in the group's development by investing in each member's development
- Look for community partners or partnership-building opportunities
- Seek out opportunities for building relationships by working together
- Communicate successes, failures and challenges, and seek input from others

- Be accountable by evaluating progress toward goals and tasks
- Evaluate goals and tasks and revise them if needed
- Engage opposing viewpoints as an opportunity to seek out knowledge

Additionally, the Guide includes two resource documents that may be useful. The first is a tool, *Ground Rules for Facilitators*, and comes from the University of Minnesota's *Facilitation Resources* website: <http://www.extension.umn.edu/distribution/citizenship/DH7437.html>. The next is a personal essay by Gary Toth, Senior Director Transportation Initiatives at Project for Public Spaces, titled, *Working Successfully with Transportation Officials*.

3. *Successful programs to learn from: Are there coalitions we can learn from? What additional tools or resources are available for communities?*

There are a number of successful programs that link Department of Health and health coalitions with built environment specialists. The following programs might be useful to ARCOP and its members:

LiveWell Colorado: <http://movement.livewellcolorado.org/>

LiveWell Colorado is a nonprofit organization committed to reducing obesity in Colorado by promoting healthy eating and active living. In addition to educating and inspiring people to make healthy choices, LiveWell Colorado focuses on policy, environmental and lifestyle changes that remove barriers and increase access to healthy behaviors. Working in partnership with obesity prevention initiatives across the state, LiveWell Colorado aims to provide every Coloradan with access to healthy foods and opportunities for physical activity in the places they live, work, learn and play. Tasked with leading the state's obesity prevention efforts, LiveWell Colorado is implementing an aggressive five-year strategic plan that was developed with input from hundreds of experts and stakeholders. Priority goals are focused in the following areas:

- Funding community coalitions throughout the state focused on healthy eating and active living strategies
- Informing and advancing multi-sector policy efforts with key stakeholders at the local, state and national levels
- Leading social marketing initiatives that inspire a culture shift and motivate sustainable healthy behavior changes

Iowa Healthiest State Initiative: <http://www.iowahealthieststate.com/>

The Healthiest State Initiative is a privately led public initiative intended to inspire Iowans and their communities throughout the state to improve their health and happiness. To achieve our goal, individuals, families, businesses, faith-based organizations, not-for-profits and the public sector will unite in a community-focused effort to make Iowa the healthiest state in the nation by 2016. Last fall the Healthiest State Initiative drew 291,000 Iowans to participate in the *Start Somewhere Walk* last October, showing their overwhelming support of the Healthiest State Initiative by walking one kilometer together as a state and voting with their feet in favor of our goal to become #1 in well-being.

Maui County Nutrition and Physical Activity Coalition: <http://npacmaui.com/>

Funded by the State of Hawai'i Department of Health's Healthy Hawai'i Initiative (HHI) through a contract with the University of Hawai'i at Manoa's Office of Public Health Studies, John A. Burns School of Medicine, the Maui County Nutrition & Physical Activity Coalition (NPAC) first reconvened in March, 2008. Their mission is to improve the quality of life of Maui County residents by reducing obesity and chronic disease by promoting healthy eating and physical activity through environmental and policy changes, education and awareness. The priority areas of the Maui County NPAC's work are: worksite wellness, built environment, schools, nutrition and physical activity. Their built environment task force successfully advocated for the passage of a Complete Streets resolution in April, 2012.

4. *Demonstration Projects in Arkansas: ARCOP serving as a community liaison with the Arkansas State Highway and Transportation Department (AHTD) and the University of Arkansas Little Rock (UALR).*

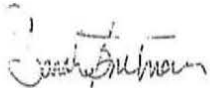
Over the course of the Walkability Workshop in Bryant, Leesa Freasier (ARCOP), Paul Simms (AHTD), Bud Laumer (AHTD) and Ron Copeland (UALR) discussed a demonstration project that would showcase the highway department's desire to engage the health community and university in building active community environments. We hope this initiative will move forward for a number of reasons. First, as Physical Activity and Nutrition Section Chief with the Arkansas Department of Health and co-chair of ARCOP, Leesa knows how to draw together professionals and community members to effect change. She understands the impacts of the built environment on public health and she understands the policy and program level shifts that must occur if Arkansas is to build to a healthy, sustainable future. Secondly, Ron Copeland, Director of the University of Arkansas at Little Rock University District Partnership, is another resource for the community. Ron and Leesa have worked together previously on the University Avenue and Asher Avenue audit. These streets have become some of Arkansas State's most overlooked. Unfortunately and very tragically, lives have been lost. Many people climb into their cars in order to simply get across the street, or to go short distances as little as 100 yards or less. This is in sharp contrast to the 2014 vision worked out in

2004. Leesa and Ron brought together over 80 representatives from the community to consider how to turn what is presently an uncivil speedway into the spine both the university and surrounding community need to thrive. Paul Simms and Bud Laumer from the Arkansas State Highway and Transportation Department certainly understand that a focus on mode integration – how vehicular, pedestrian, bicycle, transit, freight and delivery traffic cooperate – would improve efficiencies and safety across the state. It is our hope that these professionals will choose University Avenue at Asher Avenue as a demonstration project in which ARCOP can assist the AHTD and UALR in engaging the community in building towards a vision of health and prosperity. Across the country, planning and transportation departments recognize that they can engage the community and build capacity for transportation projects by tapping local resources: professionals, agencies and organizations who have trusted relationships within the community. In this way, the community becomes a part of its own planning and design, choosing appropriate tools to address complex transportation and land use decisions. We hope this becomes the model in Arkansas too since it's the people of the Natural State that are its greatest resource.

Concluding Thoughts

We would like to thank you, Leesa and Joy, for organizing the train the trainers event in Bryant, Arkansas. Your dedication to improving community health and well-being through better built form is inspiring! Please don't hesitate to be in touch if we can provide additional information.

Sincerely,



Sarah Bowman
Director of Education



12th Street Conceptual Plan

Little Rock

November 13, 2014

GATEWAYPLANNING
A VIALTA GROUP PARTNER



Horsley Witten Group
Sustainable Environmental Solutions



METROPLAN
SMART PLANNING MAKES SMART PLACES.



**IMAGINE
CENTRAL
ARKANSAS**
Plan Smart. Live Smart.

Presentation Overview

- Why Jump Start?
 - *Imagine Central Arkansas, Jump Start*
- What are the elements?
 - *Development, Economics & Policy*
- How does it get started?
 - *Setting the Strategies, Action Items and Performance Measures for successful implementation*

Why Jump Start?



“The United States was founded on a wide open landscape. Today, we find ourselves pioneers once again, but instead of westward expansion, our great riches will be found by capturing the enormous lost value trapped in our existing places.”

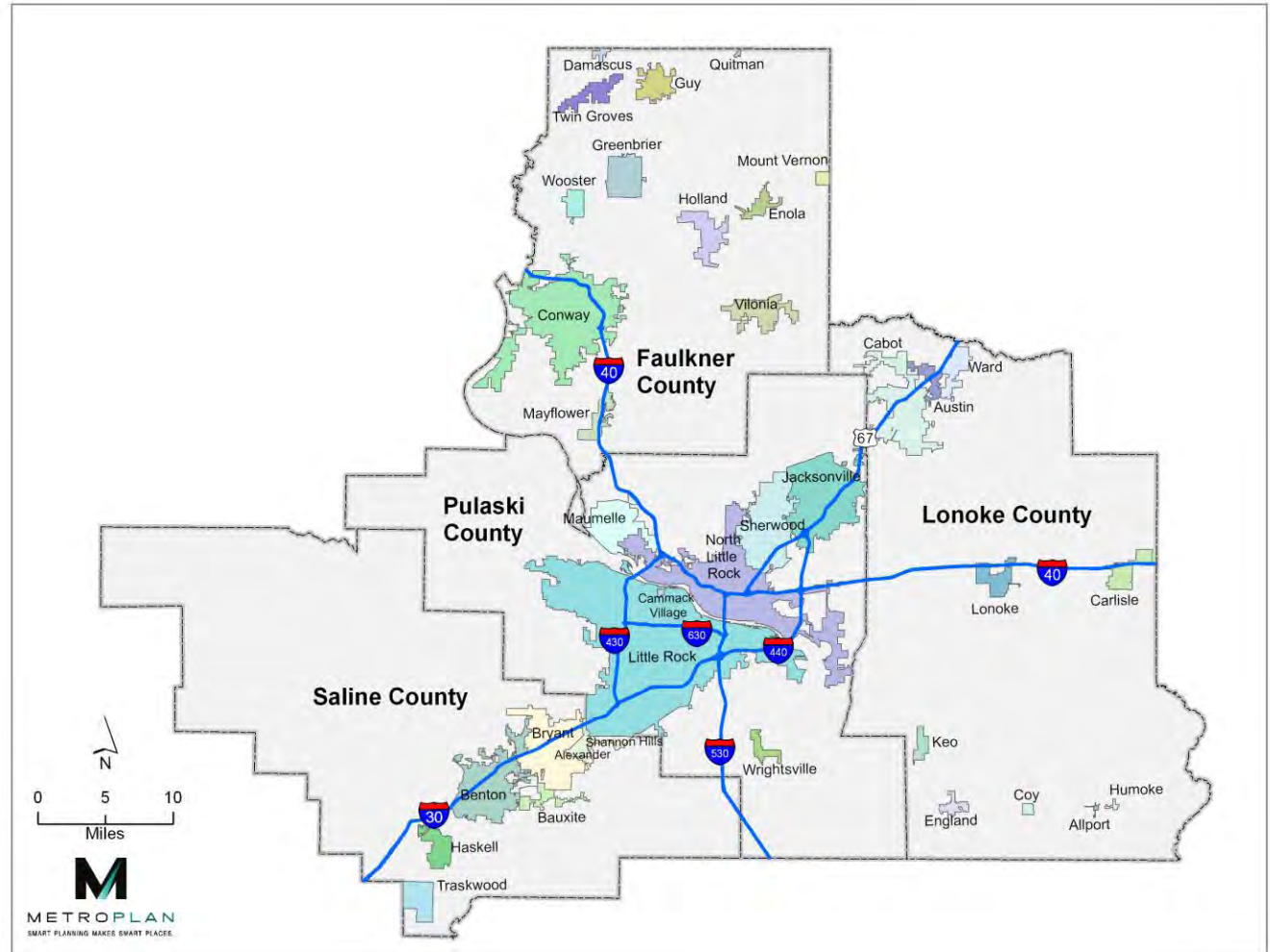
THE NEXT AMERICAN URBANISM

<http://transformplace.wordpress.com/the-next-american-urbanism/>

WHY JUMP START?

Imagine Central Arkansas

- 671,459 Residents
- 22% of Arkansans



**IMAGINE
CENTRAL
ARKANSAS**
Plan Smart. Live Smart.

Jump Start and the Next American Urbanism

Jump Start Initiative will:

- **Implement the Imagine Central Arkansas' Regional 2040 Long Range Plan**
- **Focus on building local capacity to create positive and sustainable growth**
- **Build development patterns that promote local and sustainable market factors**
- **Harness and grow local funding** capacity to continue sustainable growth
- **Generate a framework and business model** describing how new development and redesigned infrastructure can generate long-term economic growth
- **Produce a replicable process** that can be utilized in similar contexts and grow the pie for neighboring communities

What are the elements?



“Sprawl development patterns are not the problem. [Developers are] merely responding to demand in the marketplace for separated and isolated land uses. But not everyone wants to live in that environment; even in the suburbs, many people want to live in walkable urban neighborhoods.”

THE NEXT AMERICAN URBANISM

<http://transformplace.wordpress.com/the-next-american-urbanism/>

The Golden Triangle of Sustainable Development

■ Development

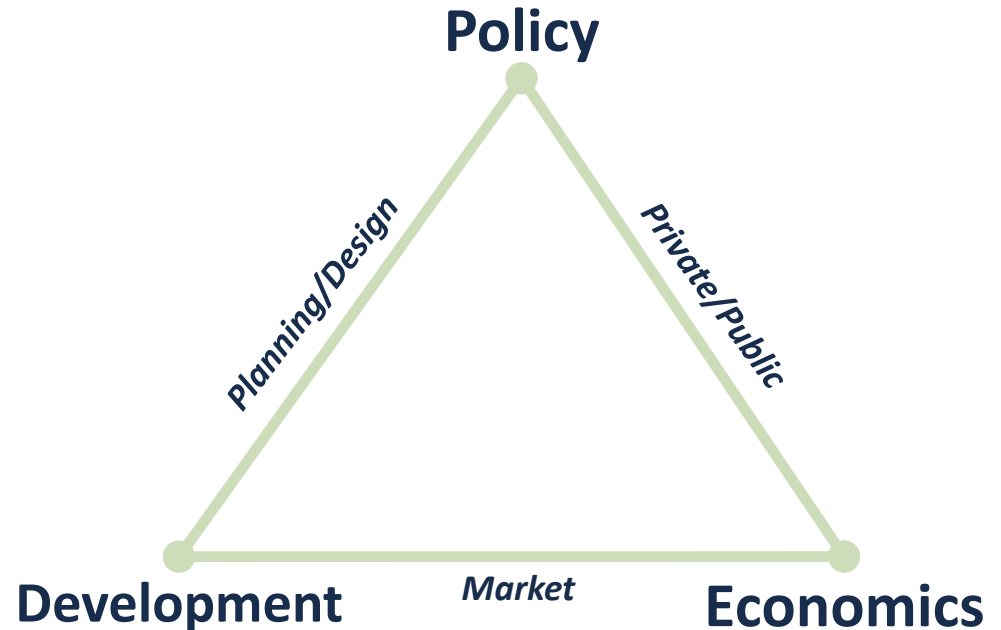
- Physical concepts
- Catalytic projects

■ Economics

- Feasibility analysis
- Return on investment
- Public private partnerships
(Chambers, local banks, Merchants Associations)

■ Policy

- Zoning and regulatory framework
- Improved decision-making and other processes
- Minimizing barriers



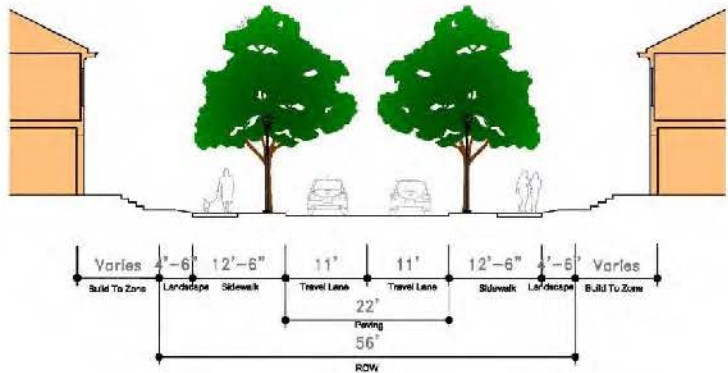
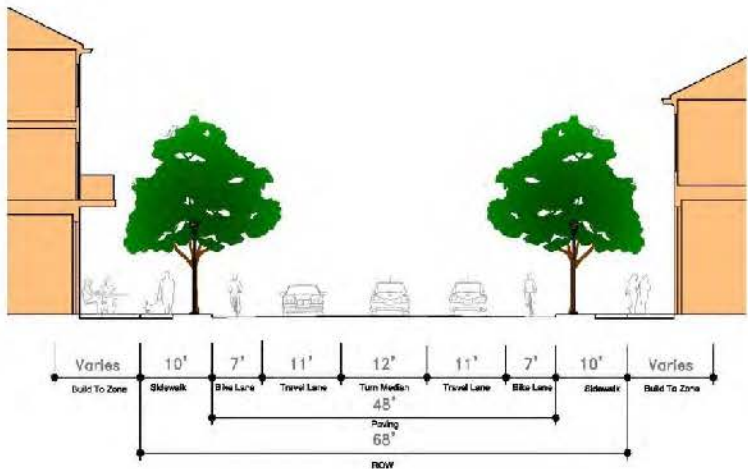
Development – Building the Vision

- Detailed media and public involvement plan
- Facilitator training
- Pre-Workshop Stakeholder meetings
- Visioning Workshop
- Walking audits
- Design workshop
- Concept public meeting
- Open Houses



WHAT ARE THE ELEMENTS?

Development – 12th Street Conceptual Plan



WHAT ARE THE ELEMENTS?

Development – 12th Street Conceptual Plan



WHAT ARE THE ELEMENTS?

Development – 12th Street Conceptual Plan



Economics – 12th Street Concept Test

Public Investment
necessary to catalyze
development



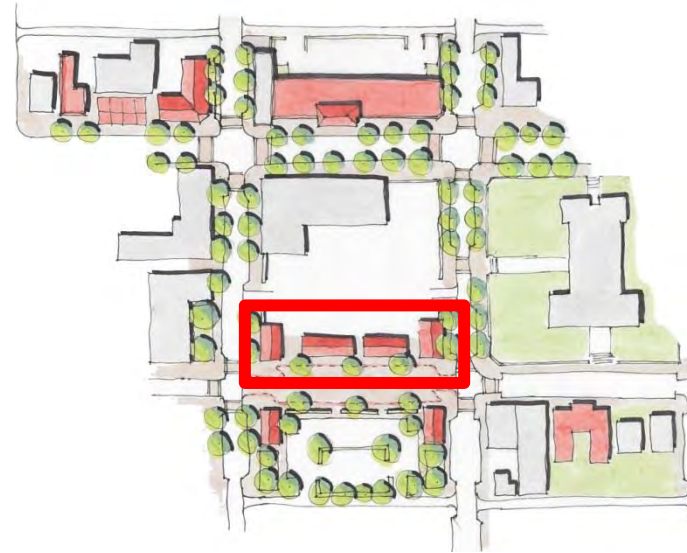
Private Investment
into a catalytic
development

**Public
Investment**
\$5,750,000



Private Development Potential – 1 Block

- 9,000 square feet of retail
(4 retail stores at 2,250 square feet)
- 10 units of urban residential



WHAT ARE THE ELEMENTS?

Economics – 12th Street Concept Test

Private Pro Forma Analysis

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Net Operating Income															
Multi family	\$-	\$107,176	\$110,391	\$113,703	\$117,114	\$120,627	\$124,246	\$127,974	\$131,813	\$135,767	\$139,840	\$144,035	\$148,356	\$152,807	\$157,391
For-sale Housing	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Office/Commercial	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Retail	\$-	\$100,004	\$102,629	\$105,216	\$107,763	\$111,106	\$113,570	\$115,990	\$119,204	\$122,372	\$125,495	\$128,569	\$131,595	\$134,571	\$138,333
Hotel	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Structured Parking	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Total NOI	\$-	\$207,179	\$213,021	\$218,919	\$224,877	\$231,733	\$237,816	\$243,963	\$251,017	\$258,140	\$265,335	\$272,604	\$279,951	\$287,378	\$295,724

Development Costs															
Multi family	\$1,380,000	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
For-sale Housing	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Office/Commercial	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Retail	\$1,014,300	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Hotel	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Structured Parking	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Other Infrastructure (1)	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Total Development Costs	\$2,394,300	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-

Annual Cash Flow															
Net Operating Income	\$-	\$207,179	\$213,021	\$218,919	\$224,877	\$231,733	\$237,816	\$243,963	\$251,017	\$258,140	\$265,335	\$272,604	\$279,951	\$287,378	\$295,724
Total Asset Value@ 10%															\$2,957,241
Total Costs of Sale (2) @ 5%															\$(147,862)
Total Development Costs	\$(2,394,300)	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Net Cash Flow	\$(2,394,300)	\$207,179	\$213,021	\$218,919	\$224,877	\$231,733	\$237,816	\$243,963	\$251,017	\$258,140	\$265,335	\$272,604	\$279,951	\$287,378	\$3,105,103

Net Present Value @ 10% \$96,384.6

**Unleveraged
IRR: 10.6%**

Economics – 12th Street Concept Test

Public Return on Investment

Fiscal Impact										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Retail Sales	\$6,960,450	\$7,169,264	\$10,471,341	\$10,785,482	\$11,109,046	\$11,442,317	\$11,785,587	\$12,139,155	\$12,503,329	\$12,878,429
Property Value	\$6,165,685	\$6,350,656	\$7,643,675	\$7,872,985	\$8,109,175	\$8,352,450	\$8,603,024	\$8,861,115	\$9,126,948	\$9,400,756
Sales Tax	\$104,406.75	\$107,538.95	\$157,070.12	\$161,782.22	\$166,635.69	\$171,634.76	\$176,783.81	\$182,087.32	\$187,549.94	\$193,176.44
Ad Valorem	\$30,828.43	\$31,753.28	\$38,218.38	\$39,364.93	\$40,545.88	\$41,762.25	\$43,015.12	\$44,305.57	\$45,634.74	\$47,003.78
A&P	\$20,881.35	\$21,507.79	\$31,414.02	\$32,356.44	\$33,327.14	\$34,326.95	\$35,356.76	\$36,417.46	\$37,509.99	\$38,635.29
Total	\$156,117	\$160,800	\$226,703	\$233,504	\$240,509	\$247,724	\$255,156	\$262,810	\$270,695	\$278,816

Return on Investment											
	Construction Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Capital Contribution	-\$5,750,000.00										
Net Cash Flow	-\$5,750,000.00	\$156,117	\$160,800	\$226,703	\$233,504	\$240,509	\$247,724	\$255,156	\$262,810	\$270,695	\$278,816
Net Cash Flow with Terminal Value	-\$5,750,000.00	\$156,117	\$160,800	\$226,703	\$233,504	\$240,509	\$247,724	\$255,156	\$262,810	\$270,695	\$8,444,127

Investment Performance

IRR 7%

NPV \$480,013

Assumptions

Fiscal Impact Growth (After Year 10) 0.025

Discount Rate 0.06

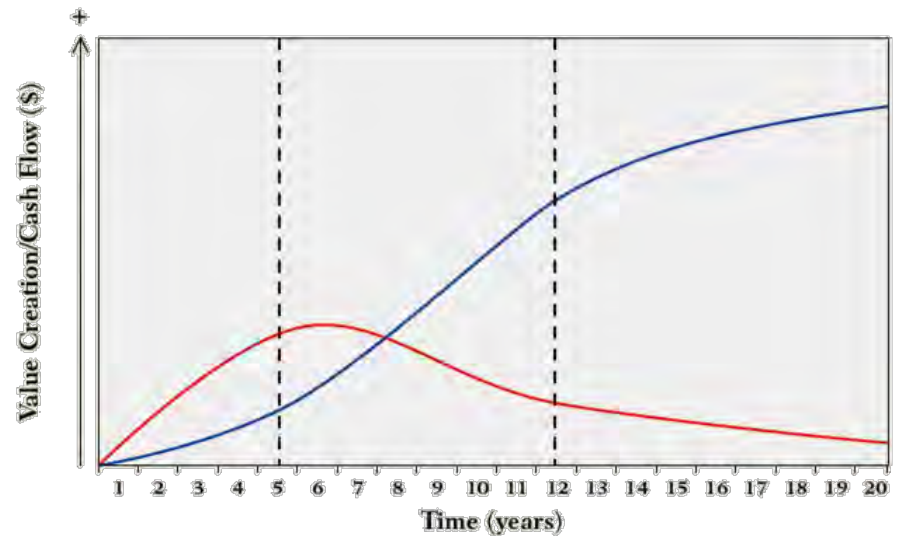
**Catalyzed mixed-use development
can return investment back
to the City over time**

Policy – Setting up the Zoning

Key Zoning Policy Attributes:

- Focus on the **Form and Placemaking** attributes for zoning
- Successful zoning will create **flexibility for developers**, but establish **predictability for the community**
- **Sustaining value is a key outcome**
- **Be realistic about the market** and what development can sustain

Financial Characteristics of Downtowns with Critical Mass (Blue) versus Suburban Development (Red)



Source: Christopher B. Leinberger, Arcadia Land Co. and Robert Charles Lesser & Co.

WHAT ARE THE ELEMENTS?

Policy - Proposed Zoning

Legend

- R-4A: Neighborhood Zone
- Urban Use: Highway Frontage
- Urban Use: Mixed-Use
- Pedestrian-Friendly
- Pedestrian-Priority
- Note: Parcels with no designation are considered General Frontage

Street Types

- Highway Frontage
- Mixed-Use Street
- Neighborhood Street
- Cedar/Pine One-Way



Policy - Elements of the Zoning

Structure of the Code

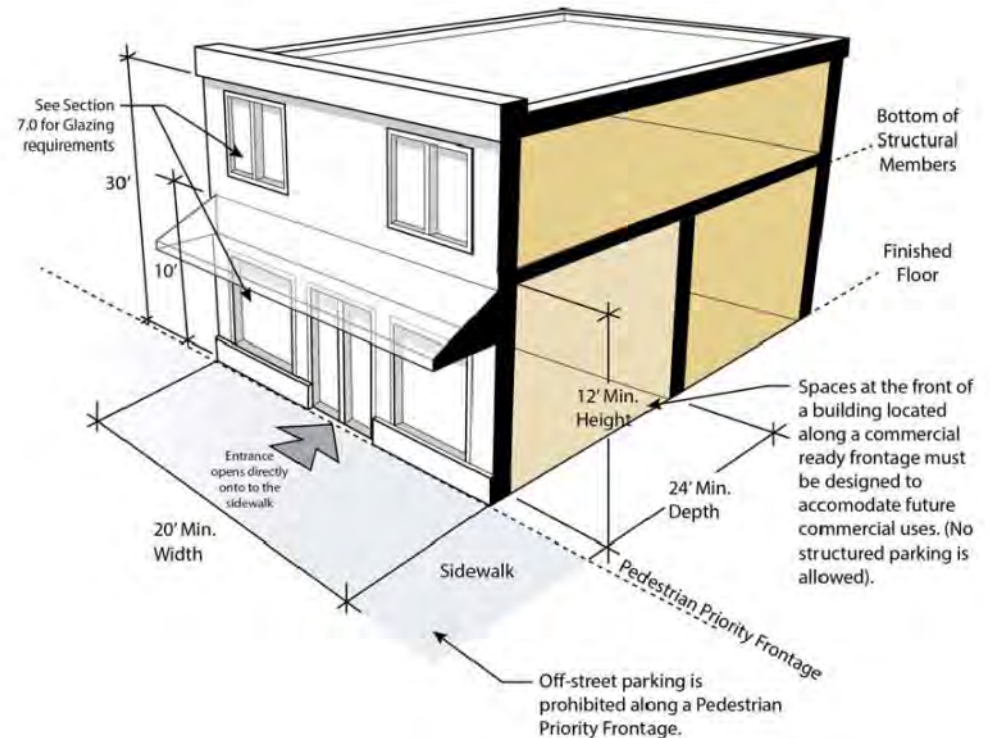
- Introduction
- Base Zoning
- Components of the Code
- Administration
- Definitions

Design and Development

- Building and Site Development Standards
- Building Design
- Street Design
- Streetscape / Landscape
- Open Space Standards

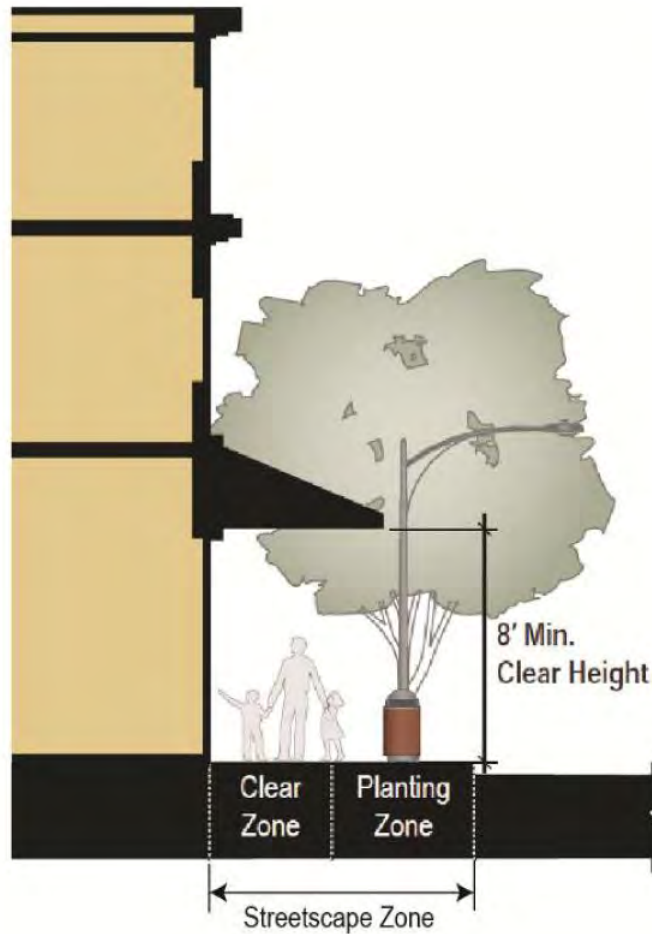
Policy – Zoning Key Concepts

Utilizes diagrams to explain intent



Policy – Zoning Key Concepts

Focus on the relationship between the public and private realm



Policy – Zoning Key Concepts

Embeds the key design elements through metrics

Façade Frontage Type →	Pedestrian Priority Frontage	Pedestrian Friendly	General Frontage
Commercial Use or Mixed Use Buildings			
Ground Floor	40% (min.)	25% (min.)	None req'd
Upper Floor(s)	25% (min.)	15% min)	None req'd
Residential Use Buildings			
Ground Floor	25% (m		
Upper Floor(s)	15% (m		



Policy – Public Policy Alignment

- **Infrastructure**

- Complete Streets – policies and design guidelines
- Green Infrastructure Features

- **Housing**

- Housing diversity
- Coordinating different funds (CDBG, HOME, LIHTC, NSP, etc.)

- **Public/Private Partnerships**

- Joint Development opportunities
- Gap financing/Loan Guarantees
- Façade and Building Enhancement Programs
- Merchants Associations
- Job Creation

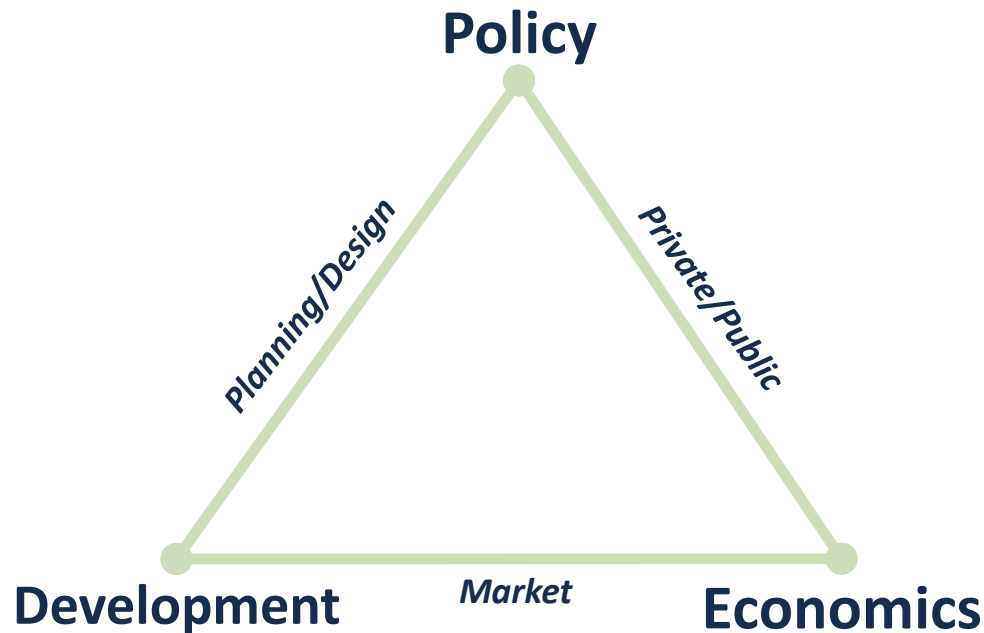
Build up and
maintain your
**Implementation
Coalition**

Align policies to implement the Virtuous Cycle

With a conscious effort to align our implementation and redevelopment efforts with this **Virtuous Cycle of Reinvestment**, sustainable economies will thrive.



How does it get started?



“In order to affect change in the way the built environment is created, one must first understand the relationships that exist between the governing elements that control how the built environment comes together.”

Michael Hathorne

<http://transformplace.wordpress.com>

PLANNING AND DESIGN – Adopting Key Policies and Plans

The first steps are challenging, but the most important:

- **Adopt the Zoning and Implementation Plans**
- Write and enact city-wide legislative policies that will **guide sustainable development**
- **Create relationships** with key local, regional and federal groups that will help source funding
- Focus on one area to make it completely successful, then move on to adjacent areas, **grow the pie incrementally**
- **Ultimately: TRACK PERFORMANCE**

PLANNING AND DESIGN – Performance Measures (PM)

PM Framework

- Customized framework for each plan
- Connects federal (FSI), regional, and project goals
- Implementation strategies connected to performance measures
- Variety of output and outcome measures

OUTPUTS	VS.	OUTCOMES
<p>Local government's ability to influence is greater</p> <p><i>Examples:</i></p> <ul style="list-style-type: none">• Adoption of the mandatory form-based code• Creation of a loan guarantee program		<p>Reflects completion of investments and on-the-ground changes</p> <p><i>Examples:</i></p> <ul style="list-style-type: none">• Amount of private investment in mixed use development• Change in mode share

PLANNING AND DESIGN – Example: Transportation PMs

Federal Flagship Sustainability Indicators (FSIs)	Central Arkansas Livability Index Indicators (Metroplan)	Project-Level Performance Measures – Outputs	Supported Regional Outcome <small>* Can also be measured at project Level</small>
<ul style="list-style-type: none"> Percentage of workers commuting via walking, biking, transit, or rideshare 	<ul style="list-style-type: none"> Average VMT per capita Average WalkScore Percentage of population near (0.5 mile) a bike route Number of roadway fatalities per 100,000 residents Miles of paved trails per 100,000 residents 	<ul style="list-style-type: none"> Implementation of a SRTS pilot program Enactment of a Complete Streets ordinance Percentage of projects that incorporate complete streets features Number of walk- or bike-to school events held 	<ul style="list-style-type: none"> *Higher percentage of workers commuting via bike/ped/transit *Higher average WalkScore Lower average daily VMT per capita *Decrease in number of roadway fatalities *<i>Local only</i>: Increase in number of miles of biking facilities in project area

PUBLIC/PRIVATE PARTNERSHIPS – Local Investment First

Key strategies to activating a place:

- Look local first
- Align the plan and the policy to **reflect reality** - get local, experienced developer buy-in
- **Don't expect a "silver bullet" option**, synergy between all parts is necessary for success in any development
- **Start small and build momentum**
- **Don't discount any option**, thoroughly test it before you dismiss it

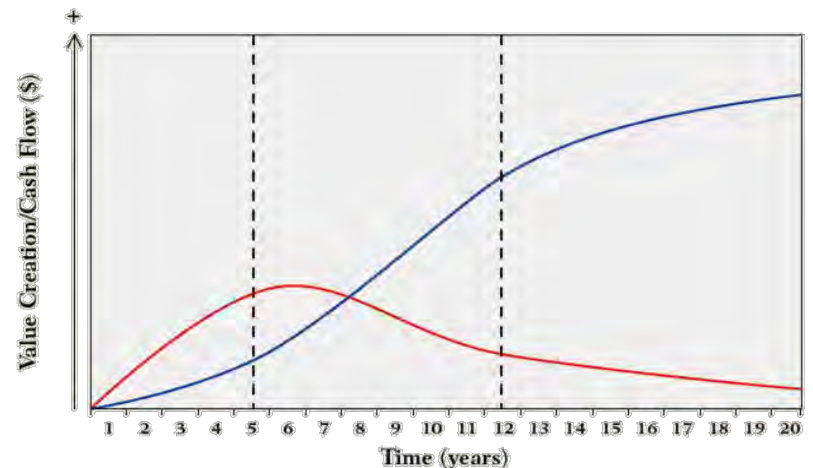
PUBLIC/PRIVATE PARTNERSHIPS – Public Investment

City needs to make business-like decisions

- Conduct due diligence process before investment is made in a project
 - Check **references**
 - Ask for **pro-forma** analysis
 - Expect a reasonable **return on investment**
 - Prepare a **business plan** for every investment made and an exit strategy in case of failure
- Stay on track for value creation and the Virtuous Cycle of Reinvestment



Financial Characteristics of Downtowns with Critical Mass (Blue) versus Suburban Development (Red)



Source: Christopher B. Leinberger, Arcadia Land Co. and Robert Charles Lesser & Co.

MARKET – Build Partnerships

Strategic Partners are already in your town:

- **Local banks will support local development, if the City does too!**
 - Local infrastructure investment
 - City gap financing
 - City good-faith and credit support for loan guarantees
- **Cities need regional support:**
 - Work with Metroplan and learn how they can help you
 - Help apply for state and federal funding
 - Potential to assemble JS projects to create a greater impact in the region

MARKET – Build on the local market

**Don't focus on what you don't have;
focus instead on what you do have!**

- **All planning processes should have market assessments**
 - Find the base absorption with the understanding that place builds greater markets for the area
 - Find your local anchors and support their success
 - Focus on placemaking where it makes sense for Market Drivers

Next Steps and Discussion

- Submittal of Final Zoning Package and Implementation Action Plan
- Implementation Training with project leads
- **Adoption, Activation and Implementation!**

- Additional Comments or Questions:

- Frederick Gentry, City of Little Rock

- Email: fgentry@littlerock.org*

- Phone: (501) 371-4480*



More Info: www.imaginecentralarkansas.org

Attachment F
RLF Coalition Member Letters
Pulaski County Brownfields Coalition
FY16 EPA Brownfields Revolving Loan Fund Grant

OFFICE OF THE MAYOR



JOE A. SMITH
MAYOR
mayor@nlr.ar.gov

CITY HALL
P.O. BOX 5757
NORTH LITTLE ROCK, ARKANSAS 72119-5757
website: www.nlr.ar.gov

RECEIVED

NOV 20 2015

PHONE (501) 975-8601
FAX (501) 975-8633

November 16, 2015

Judge Barry Hyde
Pulaski County Judge/CEO
201 South Broadway
Little Rock, AR 72201

RE: Pulaski County Brownfields Revolving Loan Fund Grant Application

Dear Judge Hyde:

The City of North Little Rock is pleased to affirm its participation in the proposed Pulaski County Brownfields Coalition Revolving Loan Fund Grant Application in the amount of \$1,000,000. The City of North Little Rock believes the community will continue to benefit from redevelopment efforts if remediation loan funds are made available to potential developers. We understand that the following members have been invited to join together to create this Coalition: Pulaski County, Arkansas and the Cities of North Little Rock and Little Rock.

The City of North Little Rock will provide information, staff assistance, and support where needed to continue a successful Coalition Revolving Loan Fund Grant program. We believe that the Coalition and their stakeholders implement a sustainable Revolving Loan Fund Grant that promotes neighborhood stabilization that yields far reaching benefits for many years to come.

We have captured the program successes by leveraging a \$785,000 RLF loan to remediate five contaminated acres of riverfront into a market-ready \$3.1 million dollar redevelopment site. This project has captured the mission of the Pulaski County Brownfields by promoting economic redevelopment, protecting the environment, and creating a sustainable community.

If you have any questions or need additional information please contact our office at (501) 975-8601.

Best regards,

Joe A. Smith
Mayor

JAS:jf

"An Equal Opportunity Employer"



City of Little Rock

Mark Stodola
Mayor

City Hall, Room 203
500 W. Markham
Little Rock, Arkansas 72201-1427
Phone: (501) 371-4510
Fax: (501) 371-4498
www.littlerock.org

November 30, 2015

Judge Barry Hyde
Pulaski County Judge/CEO
201 S. Broadway
Little Rock, AR 72201

RE: Pulaski County Brownfields Revolving Loan Fund Grant Application

Dear Judge Hyde,

The City of Little Rock is pleased to affirm its participation in the proposed Pulaski County Brownfields Coalition Revolving Loan Fund Grant Application in the amount of \$1,000,000. The City of Little Rock believes the community will continue to benefit from redevelopment efforts if remediation loan funds are made available to potential developers. We understand that the following members have been invited to join together to create this Coalition: Pulaski County, Arkansas and the Cities of Little Rock and North Little Rock.

The City of Little Rock will provide information, staff assistance, and support where needed to continue a successful Coalition Revolving Loan Fund Grant program. We believe that the Coalition and their stakeholders implement a sustainable Revolving Loan Fund Grant that promotes neighborhood stabilization that yields far reaching benefits for many years to come.

Our city has been fortunate to capitalize on the funding available through the EPA Revolving Loan Fund by partnering with community organizations and private developers to accomplish the revitalization of our downtown area. The remediation loans and sub-grants, made possible through the Pulaski County Brownfields, have leveraged \$38 million in redevelopment along our Main Street Corridor. The city has also used this momentum to leverage the EPA Greening America's Capital Grant and the National Endowment for the Arts Our Town Grant to further our vision of an active, urban downtown core.

Should you have any questions, please feel free to contact my office at (501) 371-4510.

Best Regards,

Mark Stodola
Mayor

cc: Bruce T. Moore, City Manager

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/10/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Pulaski County, Arkansas

* b. Employer/Taxpayer Identification Number (EIN/TIN):

716006487

* c. Organizational DUNS:

0304171820000

d. Address:

* Street1:

201 South Broadway, Suite 220

Street2:

* City:

Little Rock

County/Parish:

* State:

AR: Arkansas

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

72201-2338

e. Organizational Unit:

Department Name:

Pulaski Co. Community Services

Division Name:

Pulaski County Brownfields

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Fredrick

Middle Name:

* Last Name:

Love

Suffix:

Title:

Director, Pulaski Co. Community Services

Organizational Affiliation:

* Telephone Number:

501-340-6157

Fax Number:

* Email:

flove@pulaskicounty.net

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-05

* Title:

FY16 Guidelines for Brownfields Revolving Loan Fund Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY16 EPA Brownfields Revolving Loan Fund Grant Application

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

2

* b. Program/Project

2

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2016

* b. End Date:

09/30/2021

18. Estimated Funding (\$):

* a. Federal

1,000,000.00

* b. Applicant

200,000.00

* c. State

0.00

* d. Local

0.00

* e. Other

0.00

* f. Program Income

0.00

* g. TOTAL

1,200,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☒ a. This application was made available to the State under the Executive Order 12372 Process for review on

12/09/2015

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Barry

Middle Name:

* Last Name:

Hyde

Suffix:

* Title:

County Judge/CEO

* Telephone Number:

501-340-6157

Fax Number:

* Email:

cojudge@pulaskicounty.net

* Signature of Authorized Representative:

Fredrick J Love

* Date Signed:

12/10/2015